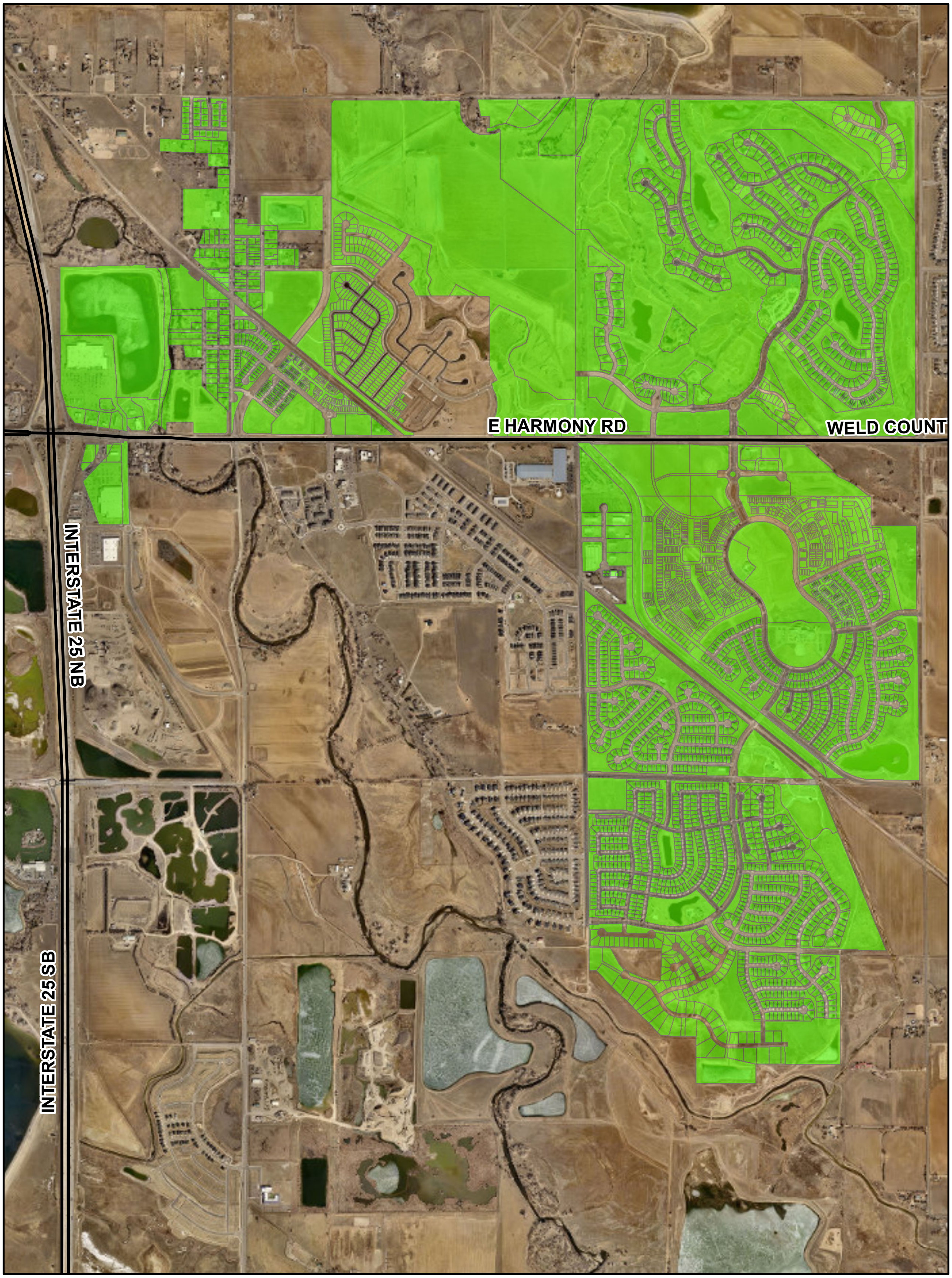
Larimer County

TIF Report

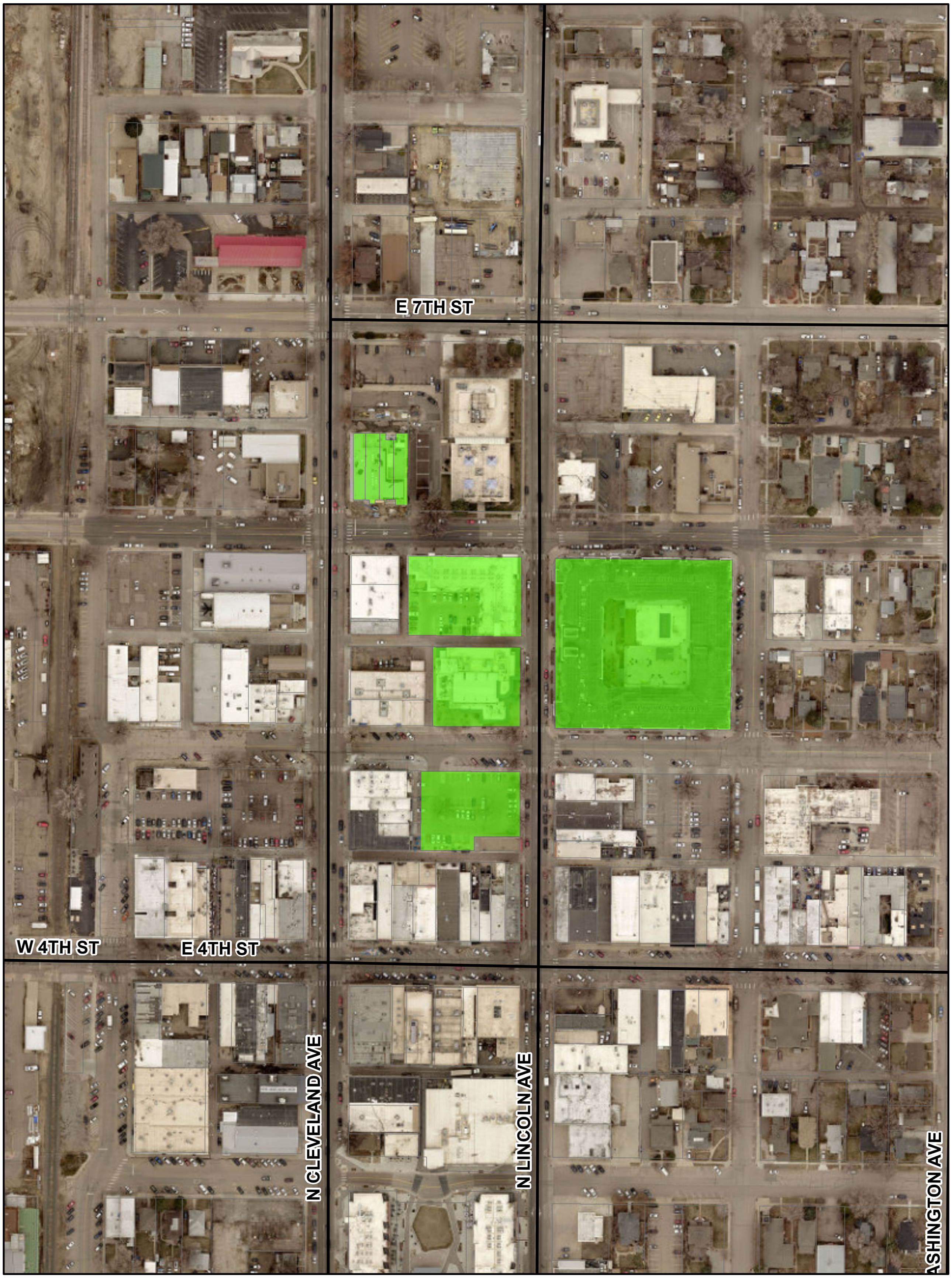
August 2025

Source: Larimer County Assessor



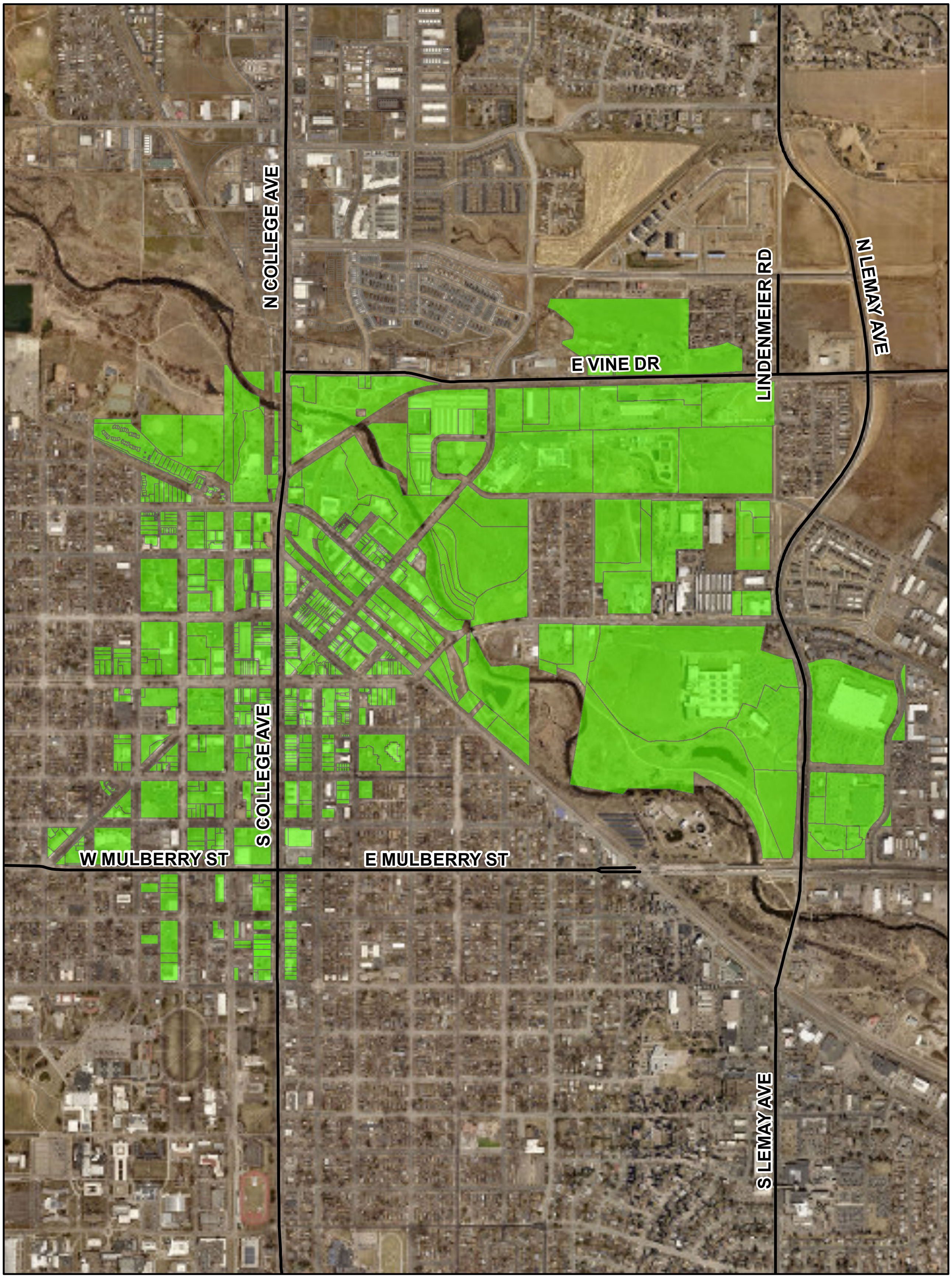
Timnath Urban Renewal Plan

August 2025



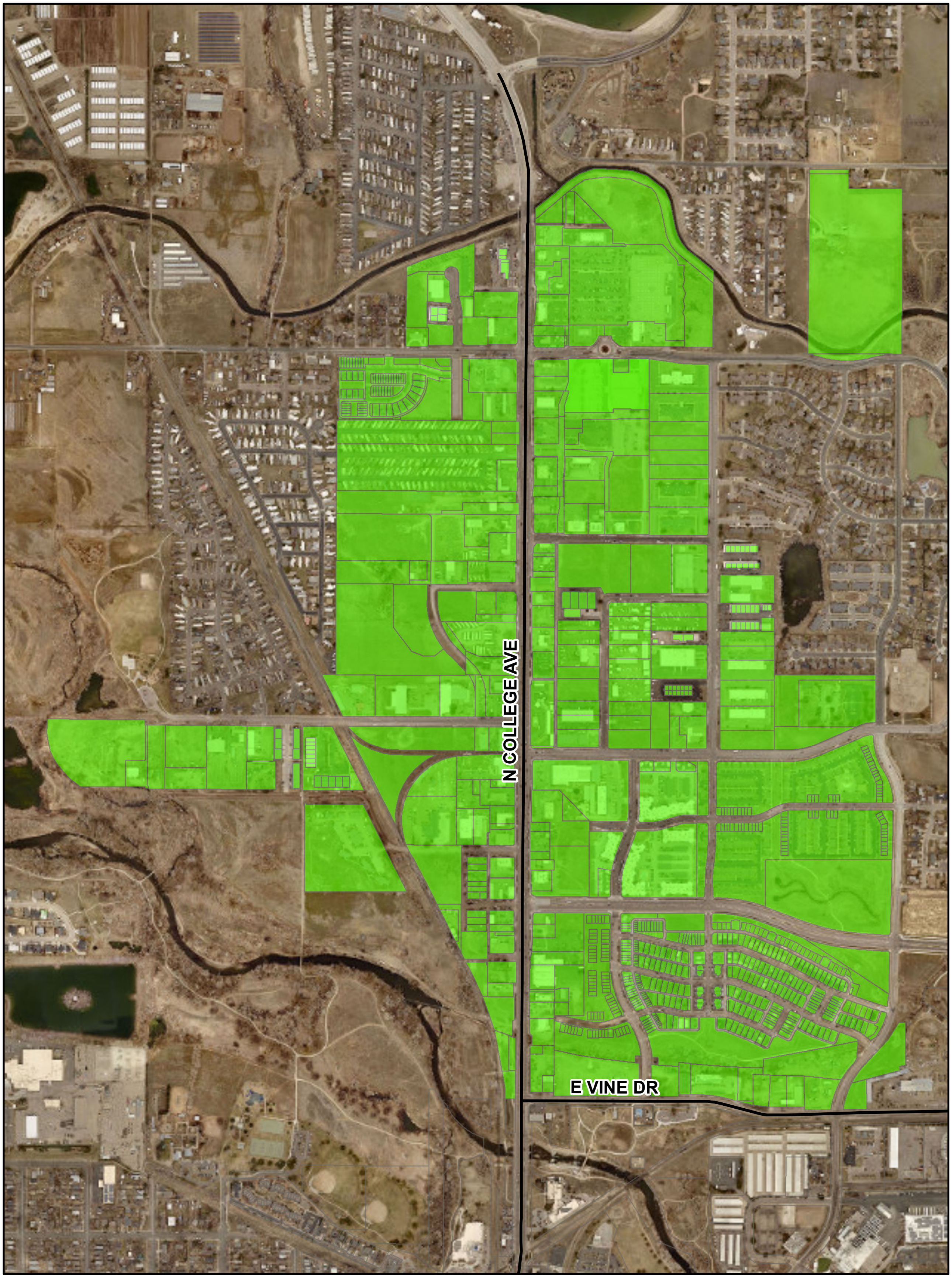
Modified Finley's Addition Plan

August 2025



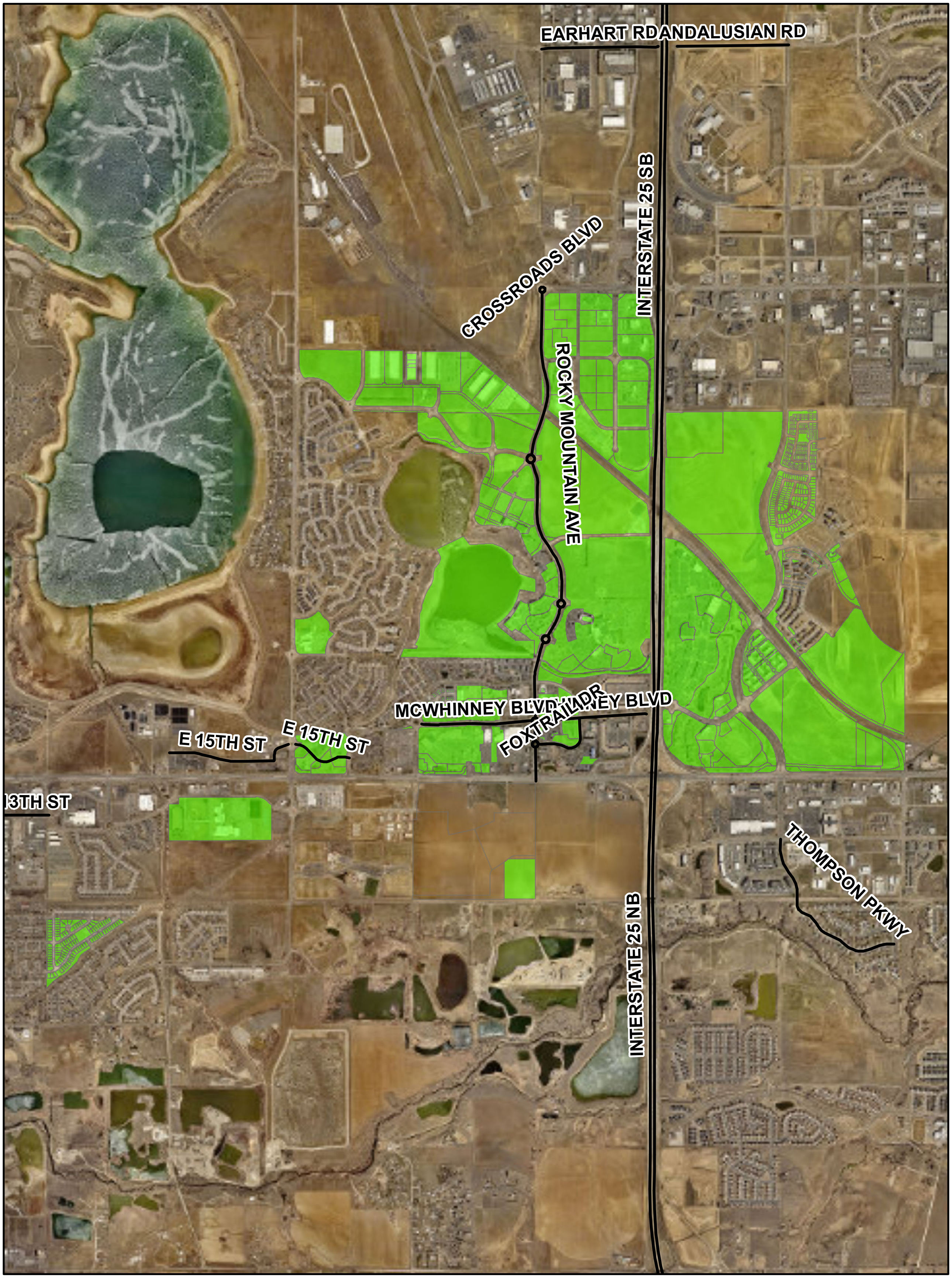
Fort Collins DDA

August 2025



North College Avenue Urban Renewal Plan

August 2025

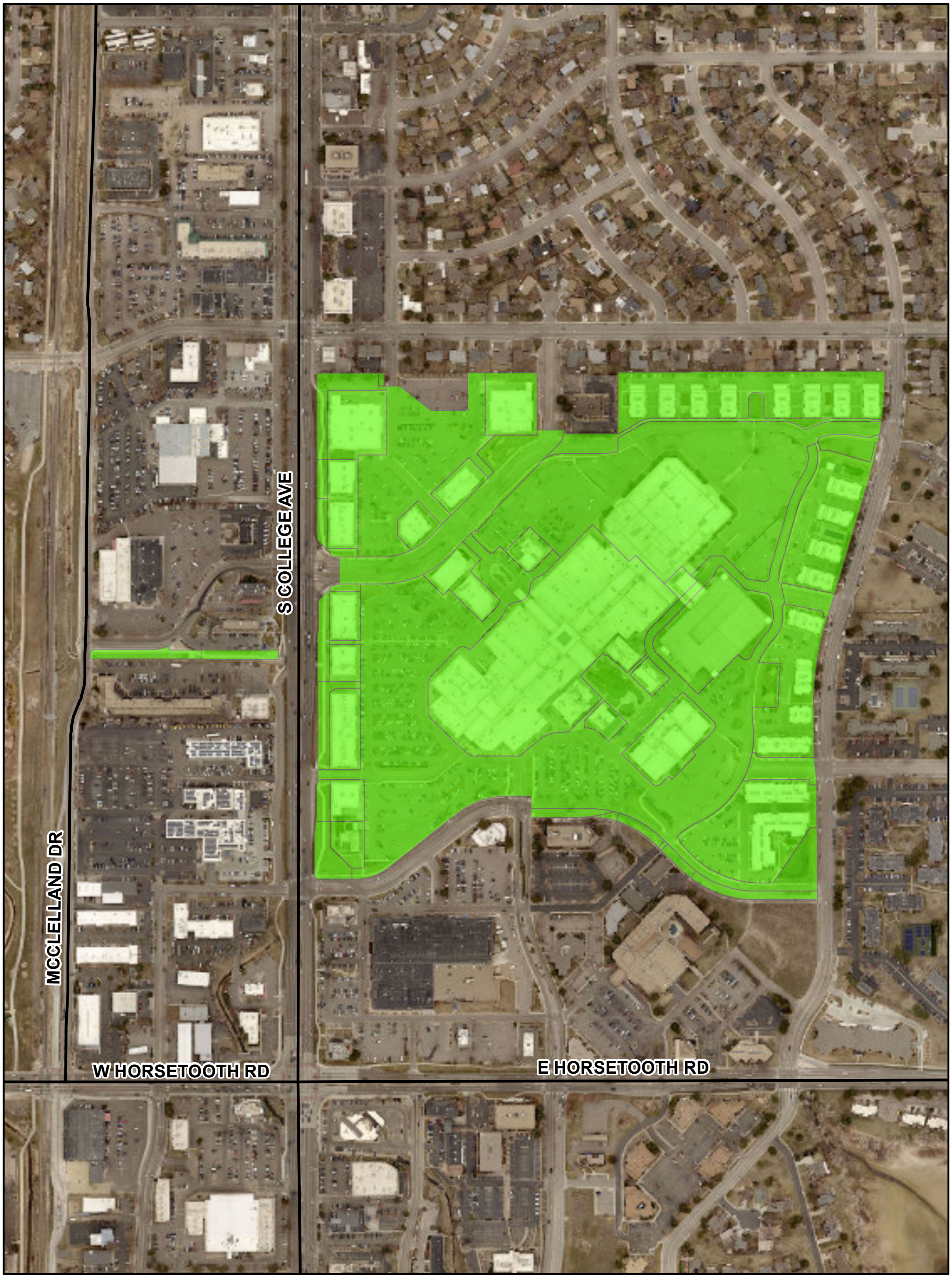


US34/Crossroads Urban Renewal Plan

August 2025

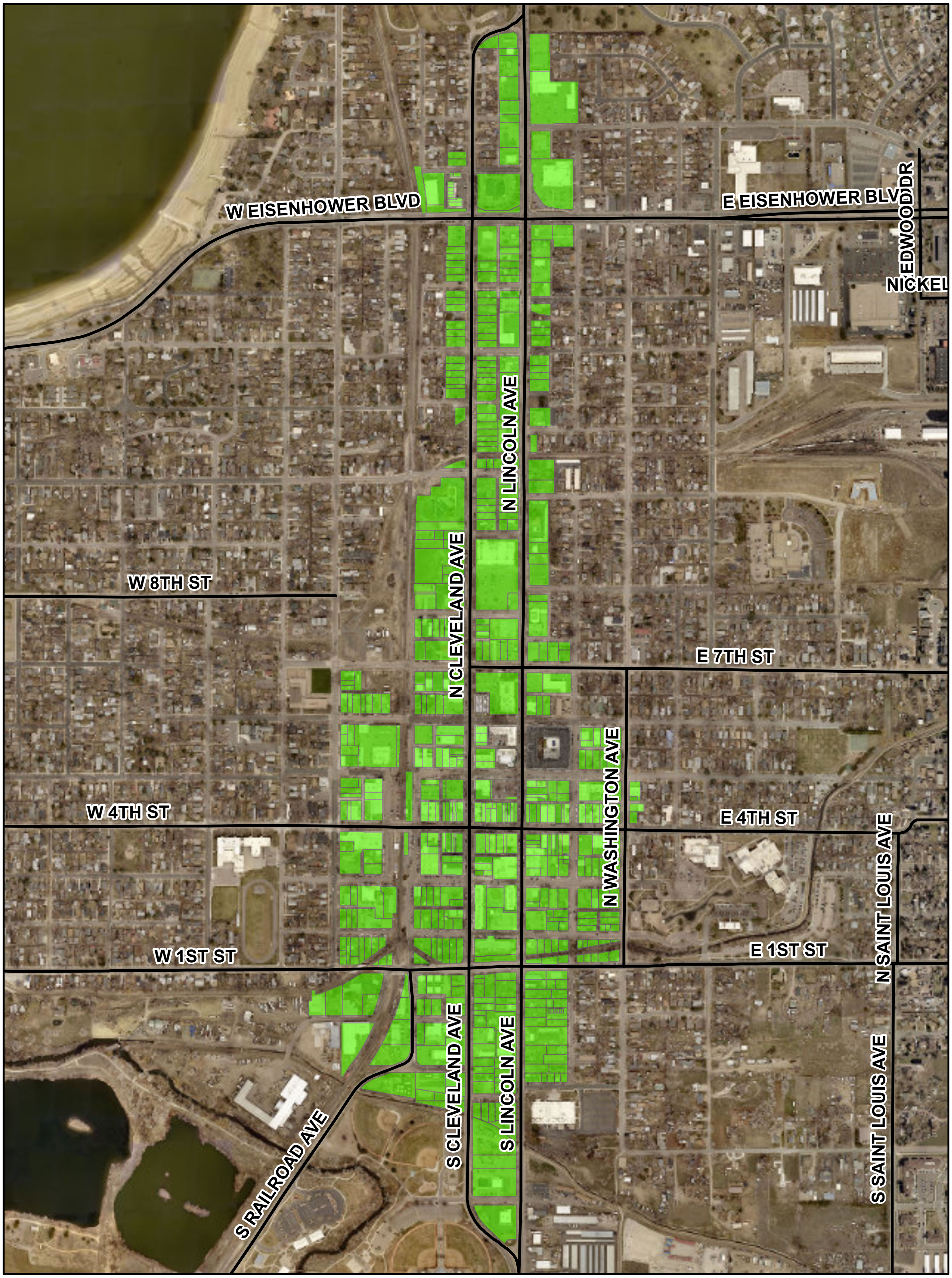
Midtown Urban Renewal Plan Prospect South TIF District

August 2025



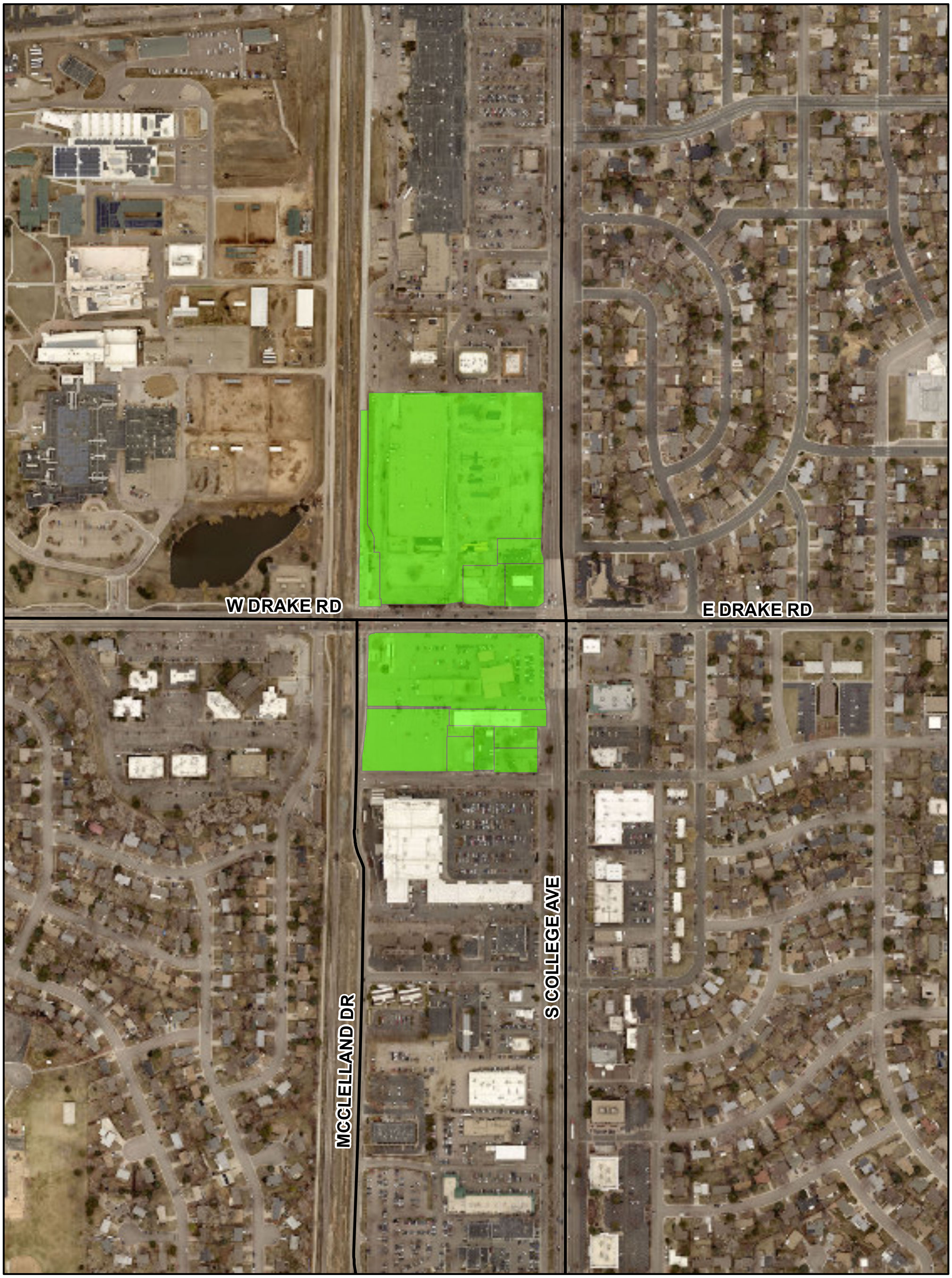
Midtown Urban Renewal Plan Foothills Mall TIF District

August 2025



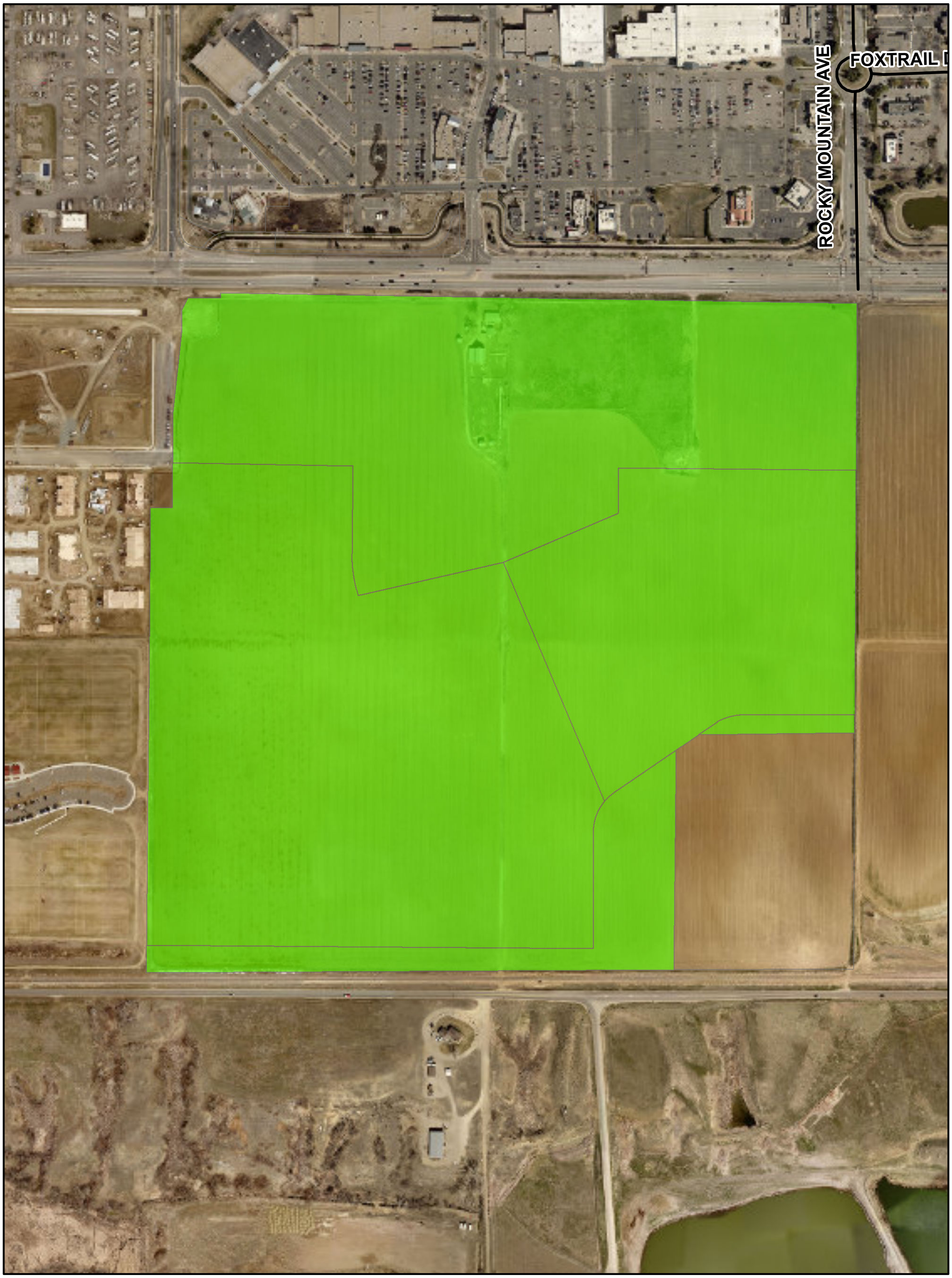
Loveland Downtown Development Authority

August 2025



College and Drake Urban Renewal Plan

August 2025



Centerra South Urban Renewal Plan

August 2025

Tif Increment Report

8/12/2025

Auth#	*Authority Name*	*Effective Base **	*Effective Increment **	*Total*
056	TIMNATH URBAN RENEWAL AUTHORITY	3,680,731	167,895,696	171,576,427
057	BLK 41 - FINLEYS ADD URP	301,064	6,875,870	7,176,934
058	FORT COLLINS DOWNTOWN DEV. AUTH	123,634,224	176,663,421	300,297,645
068	NORTH COLLEGE AVENUE URBAN RENEWAL AUTHORITY	39,766,009	54,258,646	94,024,655
094	US 34/CROSSROADS CORRIDOR RENEWAL PLAN	1,461,295	206,123,032	207,584,327
218	MIDTOWN URA PROSPECT SOUTH	14,752,681	12,143,593	26,896,274
226	MIDTOWN URA FOOTHILLS MALL	10,716,989	19,852,593	30,569,582
250	LOVELAND DOWNTOWN DEVELOPMENT AUTHORITY	72,049,190	15,063,377	87,112,567
368	COLLEGE AND DRAKE URP	5,818,831	2,649,613	8,468,444
420	CENTERRA SOUTH URAN RENEWAL PLAN	94,069	0	94,069

**** Base and increment values certified to taxing entities***

Increment By Tax Authority and TIF Area
8/12/2025

												No Increment
AuthNo	AuthorityName	Increment	TIMNATH URBAN RENEWAL AUTHORITY	BLK 41 - FINLEYS ADD URP	FORT COLLINS DOWNTOWN DEV. AUTH	NORTH COLLEGE AVENUE URBAN RENEWAL AUTHORITY	US 34/ CROSSROADS CORRIDOR RENEWAL PLAN	MIDTOWN URA PROSPECT SOUTH	MIDTOWN URA FOOTHILLS MALL	LOVELAND DOWNTOWN DEVELOPMENT AUTHORITY	College and Drake URP	Centerra South URP
006	POUDRE R-1 SCHOOL DISTRICT	345,131,851	167,895,696		88,331,710	54,258,646		12,143,593	19,852,593		2,649,613	
011	THOMPSON R2-J SCHOOL DISTRICT	228,062,279		6,875,870			206,123,032			15,063,377		
028	LARIMER COUNTY	573,194,130	167,895,696	6,875,870	88,331,710	54,258,646	206,123,032	12,143,593	19,852,593	15,063,377	2,649,613	
032	CITY OF FORT COLLINS	265,567,866			176,663,421	54,258,646		12,143,593	19,852,593		2,649,613	
033	CITY OF LOVELAND	228,062,279		6,875,870			206,123,032			15,063,377		
034	TOWN OF TIMNATH	167,895,696	167,895,696									
044	POUDRE VALLEY FIRE PROTECTION DISTRICT	166,723,061	166,723,061									
047	WINDSOR - SEVERANCE FIRE PROTECTION DISTRICT	1,172,635	1,172,635									
054	HEALTH DISTRICT OF NORTHERN LARIMER CNTY	345,131,851	167,895,696		88,331,710	54,258,646		12,143,593	19,852,593		2,649,613	
055	THOMPSON VALLEY HEALTH SERVICES DISTRICT	228,062,279		6,875,870			206,123,032			15,063,377		
056	TIMNATH URBAN RENEWAL AUTHORITY	167,895,696	167,895,696									
057	BLK 41 - FINLEYS ADD URP	6,875,870		6,875,870								
058	FORT COLLINS DOWNTOWN DEVELOPMENT AUTH	88,331,710			88,331,710							
059	FORT COLLINS G.I.D. NO. 1	92,434,454			92,434,454							
064	LARIMER COUNTY PEST CONTROL	527,000,108	165,321,504	6,772,494	76,927,164	51,862,295	179,268,396	11,514,837	18,208,873	14,496,357	2,628,188	
068	NORTH COLLEGE AVENUE URBAN RENEWAL AUTHORITY	54,258,646				54,258,646						
083	LOVELAND GENERAL IMPROVEMENT DISTRICT 1	12,642,720		6,019,469						6,623,251		
094	US 34/CROSSROADS CORRIDOR RENEWAL PLAN	206,123,032					206,123,032					
095	BOXELDER SANITATION DISTRICT	7,090,926	2,805,661		4,285,265							
096	CHERRY HILLS SANITATION DISTRICT	21,642				21,642						
103	SOUTH FORT COLLINS SANITATION DISTRICT	164,719,154	164,719,154									
110	EAST LARIMER COUNTY WATER DISTRICT	27,665,547			15,136,083	12,529,464						
111	FORT COLLINS - LOVELAND WATER DISTRICT	167,704,604	167,704,604									
112	POUDRE RIVER PUBLIC LIBRARY DISTRICT	345,131,851	167,895,696		88,331,710	54,258,646		12,143,593	19,852,593		2,649,613	
114	LITTLE THOMPSON WATER DISTRICT	122,239,396					122,239,396					
117	NORTHERN COLORADO WATER CONS DISTRICT	573,194,131	167,895,696	6,875,870	88,331,711	54,258,646	206,123,032	12,143,593	19,852,593	15,063,377	2,649,613	
128	VAN DE WATER METRO DISTRICT NO. 2	3,242,493					3,242,493					
135	CENTERRA METRO DISTRICT NO. 1	5,446,365					5,446,365					
136	CENTERRA METRO DISTRICT NO. 2	137,352,607					137,352,607					
137	CENTERRA METRO DISTRICT NO. 3	705,065					705,065					
138	CENTERRA METRO DISTRICT NO. 4	137,352,607					137,352,607					
145	CENTERRA METRO DISTRICT NO. 5	40,855,033					40,855,033					
159	TIMNATH LAKES METROPOLITAN DISTRICT NO. 1	6,715,628	6,715,628									
160	TIMNATH LAKES METROPOLITAN DISTRICT NO. 2	3,361,984	3,361,984									
161	TIMNATH LAKES METROPOLITAN DISTRICT NO. 3	7,980,107	7,980,107									
165	SOUTH TIMNATH METRO DISTRICT NO. 1	1,137,806	1,137,806									
166	SOUTH TIMNATH METRO DISTRICT NO. 2	28,716,070	28,716,070									
176	TIMNATH RANCH METRO DISTRICT NO. 1	11,584,142	11,584,142									
177	TIMNATH RANCH METRO DISTRICT NO. 2	24,143,438	24,143,438									
178	TIMNATH RANCH METRO DISTRICT NO. 3	4,802,868	4,802,868									
179	TIMNATH RANCH METRO DISTRICT NO. 4	6,154,293	6,154,293									
180	CENTERRA METRO DISTRICT NO. 2 BOND	2,179,412					2,179,412					
207	CENTERRA METRO DISTRICT NO. 2 RES DEBT	5,445,899					5,445,899					
218	MIDTOWN URA PROSPECT SOUTH	12,143,593						12,143,593				
225	FOOTHILLS METRO DISTRICT	19,852,066							19,852,066			
226	MIDTOWN URA FOOTHILLS MALL	19,852,593							19,852,593			
250	LOVELAND DOWNTOWN DEVELOPMENT AUTHORITY	15,063,377								15,063,377		
269	FOUNDRY LOVELAND METRO DISTRICT	1,481,815								1,481,815		
330	CENTERRA 2 FLATS	748,136					748,136					
350	TOWN OF TIMNATH TIMNATH LANDING GID	18,317,619	18,317,619									
368	COLLEGE AND DRAKE URBAN RENEWAL PLAN	2,649,613									2,649,613	
371	KINSTON METRO DISTRICT NO. 2	687,594					687,594					
372	KINSTON METRO DISTRICT NO. 3	2,197					2,197					
373	KINSTON METRO DISTRICT NO. 4	105					105					
379	KINSTON METRO DISTRICT NO. 10	3,031,910					3,031,910					
381	CEN 2 RW FLATS BOND	8,208,095					8,208,095					
382	TIMNATH LAKES METROPOLITAN DISTRICT NO. 4	2,304	2,304									
383	TIMNATH LAKES METROPOLITAN DISTRICT NO. 5	134	134									
384	TIMNATH LAKES METROPOLITAN DISTRICT NO. 6	134	134									
416	CEN 2 AVENIDA BOND	2,913,265					2,913,265					
417	CEN 2 HUNT MW BOND	1,437,814					1,437,814					
418	CEN 2 KINSTON BOND	3,031,910					3,031,910					
421	HISTORIC LOVELAND BUSINESS IMPROVEMENT DISTRICT	11,172,259		2,012,715						9,159,544		

Tif Calculations
Timnath URA "056"
Resolution No. AS2004 Adopted December 15, 2004

Year 21
Reappraisal 2025
8/12/25

	Prior year base and increment				
		Prior Year Base	3,534,266	2.3716%	
	+	Prior Year Increment	145,491,928	97.6284%	
	=	Prior Year Total Value	149,026,194	100.0000%	
Step 1:	**Corrections to prior year values**		Adjustment	Base Adj	Inc Adj
	+	Inclusions	0	0	0
	+	Tax Roll Corrections	-398,423	-9,449	-388,974
	+	Other Adjustments	0	0	0
	=	Total Adjustments	-398,423	-9,449	-388,974
		Corrected Prior Year Base	3,524,817	2.3716%	
	+	Corrected Prior Year Increment	145,102,954	97.6284%	
	=	Corrected Prior Year Total Value	148,627,771	100.0000%	
Step 2:	**Current year total valuation for assessment**		171,576,427		
		less corrected prior year total value	148,627,771		
Step 3:	**Total value change from prior year**		22,948,656		
Step 4:	**Non-reassessment changes**				
	+	New Construction	7,544,930		
	+	New Personal Property	401,822		
	+	Classification Changes	5,469,291		
	+	Destroyed/demolished	0		
	+	Platting/splits/assemblage of land parcels	185,759		
	+	Unusual conditions	0		
	+	Infrastructure/Mitigation/Environmental	0		
	+	Other	2,772,645		
	=	Total non-reassessment changes	16,374,447		
Step 5:	**Reassessment changes**				
		Total value change from prior year	22,948,656		
	-	Value change due to non-reassessment	16,374,447		
	=	Value change due to reassessment	6,574,209		
Step 6:	**Reassessment proportionate adjustment**				
		Total value change due to reassessment	6,574,209		
	x	Prior year Base %	2.3716%		
	=	Reassessment change allocated to Base	155,914		
		Total value change due to reassessment	6,574,209		
	x	Prior year Increment %	97.6284%		
	=	Reassessment change allocated to Increment	6,418,295		
Step 7:	**Total increment change**				
		Non-Reassessment Changes from Step 4	16,374,447		
	+	Reassessment change allocated to increment	6,418,295		
	=	Total Increment change	22,792,742		
Step 8:	**Current year base and increment values**				
		Base:			
		Reassessment change allocated in Step 6	155,914		
	+	Prior Year Base Value	3,524,817		
	=	Current Year Total Base Value	3,680,731		
		Increment:			
		Increment change from Step 7	22,792,742		
	+	Prior Year Increment Value	145,102,954		
	=	Current Year Total Increment Value	167,895,696		
		Current Year Total Assessed Value	171,576,427		
Step 9:	**Current year base and incrment percentages**				
		Current Year Base	3,680,731	2.1452%	
	+	Current Year Increment	167,895,696	97.8548%	
	=	Current Year Total	171,576,427	100.0000%	

Tif Calculations
Block 41 - Finley's Addition URP "057"
Resolution # R-33-2005 adopted April 26th, 2005

Year 21
Reappraisal 2025
8/12/25

	Prior year base and increment				
		Prior Year Base	289,646	4.7765%	
	+	Prior Year Increment	5,774,377	95.2235%	
	=	Prior Year Total Value	6,064,023	100.0000%	
Step 1:	**Corrections to prior year values**		Adjustment	Base Adj	Inc Adj
	+	Inclusions	0	0	0
	+	Tax Roll Corrections	-54,016	-2,580	-51,436
	+	Other Adjustments	0	0	0
	=	Total Adjustments	-54,016	-2,580	-51,436
		Corrected Prior Year Base	287,066	4.7765%	
	+	Corrected Prior Year Increment	5,722,941	95.2235%	
	=	Corrected Prior Year Total Value	6,010,007	100.0000%	
Step 2:	**Current year total valuation for assessment**		7,176,934		
		less corrected prior year total value	6,010,007		
Step 3:	**Total value change from prior year**		1,166,927		
Step 4:	**Non-reassessment changes**				
	+	New Construction	622,800		
	+	New Personal Property	0		
	+	Classification Changes	251,057		
	+	Destroyed/demolished	0		
	+	Platting/splits/assemblage of land parcels	0		
	+	Unusual conditions	0		
	+	Infrastructure/Mitigation/Environmental	0		
	+	Other	0		
	=	Total non-reassessment changes	873,857		
Step 5:	**Reassessment changes**				
		Total value change from prior year	1,166,927		
	-	Value change due to non-reassessment	873,857		
	=	Value change due to reassessment	293,070		
Step 6:	**Reassessment proportionate adjustment**				
		Total value change due to reassessment	293,070		
	x	Prior year Base %	4.7765%		
	=	Reassessment change allocated to Base	13,998		
		Total value change due to reassessment	293,070		
	x	Prior year Increment %	95.2235%		
	=	Reassessment change allocated to Increment	279,072		
Step 7:	**Total increment change**				
		Non-Reassessment Changes from Step 4	873,857		
	+	Reassessment change allocated to increment	279,072		
	=	Total Increment change	1,152,929		
Step 8:	**Current year base and increment values**				
		Base:			
		Reassessment change allocated in Step 6	13,998		
	+	Prior Year Base Value	287,066		
	=	Current Year Total Base Value	301,064		
		Increment:			
		Increment change from Step 7	1,152,929		
	+	Prior Year Increment Value	5,722,941		
	=	Current Year Total Increment Value	6,875,870		
		Current Year Total Assessed Value	7,176,934		
Step 9:	**Current year base and incrment percentages**				
		Current Year Base	301,064	4.1949%	
	+	Current Year Increment	6,875,870	95.8051%	
	=	Current Year Total	7,176,934	100.0000%	

Tif Calculations
Fort Collins DDA "058"
Resolution 46-1981 adopted 4/21/1981

Year 45
Reappraisal 2025
8/12/25

	Prior year base and increment				
		Prior Year Base	112,926,987	41.3939%	
		+ Prior Year Increment	159,883,441	58.6061%	
		= Prior Year Total Value	272,810,428	100.0000%	
	Advance base and increment (SB08-170)				
		Prior Year Base	113,153,361	41.4769%	
		+ Prior Year Increment	159,657,067	58.5231%	
		= Prior Year Total Value	272,810,428	100.0000%	
Step 1:	**Corrections to prior year values**		Adjustment	Base Adj	Inc Adj
		+ Inclusion	0	0	0
		+ Tax Roll Corrections	-4,487,345	-1,011,051	-3,476,294
		+ Other Adjustments	0	0	0
		= Total Adjustments	-4,487,345	-1,011,051	-3,476,294
		Corrected Prior Year Base	112,142,310	41.7938%	
		+ Corrected Prior Year Increment	156,180,773	58.2062%	
		= Corrected Prior Year Total Value	268,323,083	100.0000%	
Step 2:	**Current year total valuation for assessment**		300,297,645		
		less corrected prior year total value	268,323,083		
Step 3:	**Total value change from prior year**		31,974,562		
Step 4:	**Non-reassessment changes**				
		+ New Construction	3,875,002		
		+ New Personal Property	510,912		
		+ Classification Changes	-314,346		
		+ Destroyed/demolished	-57,379		
		+ Platting/splits/assemblage of land parcels	472,301		
		+ Unusual conditions	0		
		+ Infrastructure/Mitigation/Environmental	0		
		+ Other	-8,624		
		= Total non-reassessment changes	4,477,866		
Step 5:	**Reassessment changes**				
		Total value change from prior year	31,974,562		
		- Value change due to non-reassessment	4,477,866		
		= Value change due to reassessment	27,496,696		
Step 6:	**Reassessment proportionate adjustment**				
		Total value change due to reassessment	27,496,696		
		x Prior year Base %	41.7938%		
		= Reassessment change allocated to Base	11,491,914		
		Total value change due to reassessment	27,496,696		
		x Prior year Increment %	58.2062%		
		= Reassessment change allocated to Increment	16,004,782		
Step 7:	**Total increment change**				
		Non-Reassessment Changes from Step 4	4,477,866		
		+ Reassessment change allocated to increment	16,004,782		
		= Total Increment change	20,482,648		
Step 8:	**Current year base and increment values**				
		Base:			
		Reassessment change allocated in Step 6	11,491,914		
		+ Prior Year Base Value	112,142,310		
		= Current Year Total Base Value	123,634,224		
		Increment:			
		Increment change from Step 7	20,482,648		
		+ Prior Year Increment Value	156,180,773		
		= Current Year Total Increment Value	176,663,421		
		Current Year Total Assessed Value	300,297,645		
Step 9:	**Current year base and incrment percentages**				
		Current Year Base	123,634,224	41.1706%	
		+ Current Year Increment	176,663,421	58.8294%	
		= Current Year Total	300,297,645	100.0000%	

Tif Calculations
North College Avenue URA "068"
Resolution No 2004-152 adopted 12/21/2004

Year 21
Reappraisal 2025
8/12/25

	Prior year base and increment				
		Prior Year Base	34,527,847	42.8485%	
	+	Prior Year Increment	46,053,459	57.1515%	
	=	Prior Year Total Value	80,581,306	100.0000%	
Step 1:	**Corrections to prior year values**		Adjustment	Base Adj	Inc Adj
	+	Inclusions	0	0	0
	+	Tax Roll Corrections	-114,561	0	-114,561
	+	Other Adjustments	0	0	0
	=	Total Adjustments	-114,561	0	-114,561
		Corrected Prior Year Base	34,527,847	42.9095%	
	+	Corrected Prior Year Increment	45,938,898	57.0905%	
	=	Corrected Prior Year Total Value	80,466,745	100.0000%	
Step 2:	**Current year total valuation for assessment**		94,024,655		
		less corrected prior year total value	80,466,745		
Step 3:	**Total value change from prior year**		13,557,910		
Step 4:	**Non-reassessment changes**				
	+	New Construction	20,827		
	+	New Personal Property	-7,692		
	+	Classification Changes	1,067,849		
	+	Destroyed/demolished	0		
	+	Platting/splits/assemblage of land parcels	269,461		
	+	Unusual conditions	0		
	+	Infrastructure/Mitigation/Environmental	0		
	+	Other	0		
	=	Total non-reassessment changes	1,350,445		
Step 5:	**Reassessment changes**				
		Total value change from prior year	13,557,910		
	-	Value change due to non-reassessment	1,350,445		
	=	Value change due to reassessment	12,207,465		
Step 6:	**Reassessment proportionate adjustment**				
		Total value change due to reassessment	12,207,465		
	x	Prior year Base %	42.9095%		
	=	Reassessment change allocated to Base	5,238,162		
		Total value change due to reassessment	12,207,465		
	x	Prior year Increment %	57.0905%		
	=	Reassessment change allocated to Increment	6,969,303		
Step 7:	**Total increment change**				
		Non-Reassessment Changes from Step 4	1,350,445		
	+	Reassessment change allocated to increment	6,969,303		
	=	Total Increment change	8,319,748		
Step 8:	**Current year base and increment values**				
		Base:			
		Reassessment change allocated in Step 6	5,238,162		
	+	Prior Year Base Value	34,527,847		
	=	Current Year Total Base Value	39,766,009		
		Increment:			
		Increment change from Step 7	8,319,748		
	+	Prior Year Increment Value	45,938,898		
	=	Current Year Total Increment Value	54,258,646		
		Current Year Total Assessed Value	94,024,655		
Step 9:	**Current year base and incrment percentages**				
		Current Year Base	39,766,009	42.2932%	
	+	Current Year Increment	54,258,646	57.7068%	
	=	Current Year Total	94,024,655	100.0000%	

Tif Calculations
US34/Crossroads Corridor Urban Renewal Area "094"
Resolution No R-8-2004 adopted 01/20/2004

Year 22
Reappraisal 2025
8/12/2025

	Prior year base and increment				
		Prior Year Base	1,290,523	0.7227%	
	+	Prior Year Increment	177,288,628	99.2773%	
	=	Prior Year Total Value	178,579,151	100.0000%	
Step 1:	**Corrections to prior year values**		Adjustment	Base Adj	Inc Adj
		Tax Roll Corrections	-502,200	-3,630	-498,570
	=	Total Prior Year Adjustments	-502,200	-3,630	-498,570
		Corrected Prior Year Base	1,286,893	0.7227%	
	+	Corrected Prior Year Increment	176,790,058	99.2773%	
	=	Corrected Prior Year Total Value	178,076,951	100.0000%	
	URA Parcel Exclusions		Adjustment	Base Adj	Inc Adj
		Flex Parcels Removed from URA	-672	-5	-667
		Adjusted Base	1,286,888	0.7227%	
		Adjusted Increment	176,789,391	99.2773%	
		Adjusted Total Value	178,076,279	100.0000%	
Step 2:	**Current year total valuation for assessment**		207,584,327		
		less corrected prior year total value	178,076,279		
Step 3:	**Total value change from prior year**		29,508,048		
Step 4:	**Non-reassessment changes**				
	+	New Construction	6,597,538		
	+	New Personal Property	770,505		
	+	Classification Changes	-1,981,495		
	+	Destroyed/demolished	0		
	+	Platting/splits/assemblage of land parcels	279		
	+	Unusual conditions	0		
	+	Infrastructure/Mitigation/Environmental	0		
	+	Other	-11,415		
	=	Total non-reassessment changes	5,375,412		
Step 5:	**Reassessment changes**				
		Total value change from prior year	29,508,048		
	-	Value change due to non-reassessment	5,375,412		
	=	Value change due to reassessment	24,132,636		
Step 6:	**Reassessment proportionate adjustment**				
		Total value change due to reassessment	24,132,636		
	x	Prior year Base %	0.7227%		
	=	Reassessment change allocated to Base	174,407		
		Total value change due to reassessment	24,132,636		
	x	Prior year Increment %	99.2773%		
	=	Reassessment change allocated to Increment	23,958,229		
Step 7:	**Total increment change**				
		Non-Reassessment Changes from Step 4	5,375,412		
	+	Reassessment change allocated to increment	23,958,229		
	=	Total Increment change	29,333,641		
Step 8:	**Current year base and increment values**				
		Base:			
		Reassessment change allocated in Step 6	174,407		
	+	Prior Year Base Value	1,286,888		
	=	Current Year Total Base Value	1,461,295		
		Increment:			
		Increment change from Step 7	29,333,641		
	+	Prior Year Increment Value	176,789,391		
	=	Current Year Total Increment Value	206,123,032		
		Current Year Total Assessed Value	207,584,327		
Step 9:	**Current year base and incrment percentages**				
		Current Year Base	1,461,295	0.7040%	
	+	Current Year Increment	206,123,032	99.2960%	
	=	Current Year Total	207,584,327	100.0000%	

Tif Calculations
Midtown URA Prospect South "218"
Resolution No 2011-081 adopted 09/06/2011

Year 14
Reappraisal 2025
8/12/25

	Prior year base and increment			
	Prior Year Base	11,855,680	54.8857%	
	+ Prior Year Increment	9,745,005	45.1143%	
	= Prior Year Total Value	21,600,685	100.0000%	
Step 1:	**Corrections to prior year values**	Adjustment	Base Adj	Inc Adj
	+ Inclusions	0	0	0
	+ Tax Roll Corrections	-	-	0
	+ Other Adjustments	0	0	0
	= Total Adjustments	0	0	0
	Corrected Prior Year Base	11,855,680	54.8857%	
	+ Corrected Prior Year Increment	9,745,005	45.1143%	
	= Corrected Prior Year Total Value	21,600,685	100.0000%	
Step 2:	**Current year total valuation for assessment**	26,896,274		
	less corrected prior year total value	21,600,685		
Step 3:	**Total value change from prior year**	5,295,589		
Step 4:	**Non-reassessment changes**			
	+ New Construction	0		
	+ New Personal Property	17,345		
	+ Classification Changes	0		
	+ Destroyed/demolished	0		
	+ Platting/splits/assemblage of land parcels	0		
	+ Unusual conditions	0		
	+ Infrastructure/Mitigation/Environmental	0		
	+ Other	0		
	= Total non-reassessment changes	17,345		
Step 5:	**Reassessment changes**			
	Total value change from prior year	5,295,589		
	- Value change due to non-reassessment	17,345		
	= Value change due to reassessment	5,278,244		
Step 6:	**Reassessment proportionate adjustment**			
	Total value change due to reassessment	5,278,244		
	x Prior year Base %	54.8857%		
	= Reassessment change allocated to Base	2,897,001		
	Total value change due to reassessment	5,278,244		
	x Prior year Increment %	45.1143%		
	= Reassessment change allocated to Increment	2,381,243		
Step 7:	**Total increment change**			
	Non-Reassessment Changes from Step 4	17,345		
	+ Reassessment change allocated to increment	2,381,243		
	= Total Increment change	2,398,588		
Step 8:	**Current year base and increment values**			
	Base:			
	Reassessment change allocated in Step 6	2,897,001		
	+ Prior Year Base Value	11,855,680		
	= Current Year Total Base Value	14,752,681		
	Increment:			
	Increment change from Step 7	2,398,588		
	+ Prior Year Increment Value	9,745,005		
	= Current Year Total Increment Value	12,143,593		
	Current Year Total Assessed Value	26,896,274		
Step 9:	**Current year base and incrment percentages**			
	Current Year Base	14,752,681	54.8503%	
	+ Current Year Increment	12,143,593	45.1497%	
	= Current Year Total	26,896,274	100.0000%	

Tif Calculations
Midtown URA Foothills Mall "226"
Resolution No 2013-043 adopted 05/07/2013

Year 13
Reappraisal 2025
8/12/25

	Prior year base and increment				
		Prior Year Base	8,076,455	35.1931%	
	+	Prior Year Increment	14,872,501	64.8069%	
	=	Prior Year Total Value	22,948,956	100.0000%	
Step 1:	**Corrections to prior year values**		Adjustment	Base Adj	Inc Adj
	+	Inclusions	0	0	0
	+	Tax Roll Corrections	0	0	0
	+	Other Adjustments	0	0	0
	=	Total Adjustments	0	0	0
		Corrected Prior Year Base	8,076,455	35.1931%	
	+	Corrected Prior Year Increment	14,872,501	64.8069%	
	=	Corrected Prior Year Total Value	22,948,956	100.0000%	
Step 2:	**Current year total valuation for assessment**		30,569,582		
		less corrected prior year total value	22,948,956		
Step 3:	**Total value change from prior year**		7,620,626		
Step 4:	**Non-reassessment changes**				
	+	New Construction	0		
	+	New Personal Property	117,639		
	+	Classification Changes	0		
	+	Destroyed/demolished	0		
	+	Platting/splits/assemblage of land parcels	0		
	+	Unusual conditions	0		
	+	Infrastructure/Mitigation/Environmental	0		
	+	Other	0		
	=	Total non-reassessment changes	117,639		
Step 5:	**Reassessment changes**				
		Total value change from prior year	7,620,626		
	-	Value change due to non-reassessment	117,639		
	=	Value change due to reassessment	7,502,987		
Step 6:	**Reassessment proportionate adjustment**				
		Total value change due to reassessment	7,502,987		
	x	Prior year Base %	35.1931%		
	=	Reassessment change allocated to Base	2,640,534		
		Total value change due to reassessment	7,502,987		
	x	Prior year Increment %	64.8069%		
	=	Reassessment change allocated to Increment	4,862,453		
Step 7:	**Total increment change**				
		Non-Reassessment Changes from Step 4	117,639		
	+	Reassessment change allocated to increment	4,862,453		
	=	Total Increment change	4,980,092		
Step 8:	**Current year base and increment values**				
		Base:			
		Reassessment change allocated in Step 6	2,640,534		
	+	Prior Year Base Value	8,076,455		
	=	Current Year Total Base Value	10,716,989		
		Increment:			
		Increment change from Step 7	4,980,092		
	+	Prior Year Increment Value	14,872,501		
	=	Current Year Total Increment Value	19,852,593		
		Current Year Total Assessed Value	30,569,582		
Step 9:	**Current year base and incrment percentages**				
		Current Year Base	10,716,989	35.0577%	
	+	Current Year Increment	19,852,593	64.9423%	
	=	Current Year Total	30,569,582	100.0000%	

Tif Calculations
Loveland Downtown Development Authority "250"
Resolution No R-52-2017 adopted 7/5/2017

Year 9
Reappraisal 2025
8/12/25

	Adjusted Prior year base and increment				
		Prior Year Base	61,656,236	82.8650%	
		+ Prior Year Increment	12,749,410	17.1350%	
		= Prior Year Total Value	74,405,646	100.0000%	
Step 1:	**Corrections to prior year values**		Adjustment	Base Adj	Inc Adj
		+ Exclusions	0	0	0
		+ Tax Roll Corrections	-907,421	-751,934	-155,487
		+ Other Adjustments	0	0	0
		= Total Adjustments	-907,421	-751,934	-155,487
		Corrected Prior Year Base	60,904,302	82.8650%	
		+ Corrected Prior Year Increment	12,593,923	17.1350%	
		= Corrected Prior Year Total Value	73,498,225	100.0000%	
Step 2:	**Current year total valuation for assessment**		87,112,567		
		less corrected prior year total value	73,498,225		
Step 3:	**Total value change from prior year**		13,614,342		
Step 4:	**Non-reassessment changes**				
		+ New Construction	40,166		
		+ New Personal Property	71,448		
		+ Classification Changes	53,276		
		+ Destroyed/demolished	0		
		+ Platting/splits/assemblage of land parcels	0		
		+ Unusual conditions	0		
		+ Infrastructure/Mitigation/Environmental	0		
		+ Other	0		
		= Total non-reassessment changes	164,890		
Step 5:	**Reassessment changes**				
		Total value change from prior year	13,614,342		
		- Value change due to non-reassessment	164,890		
		= Value change due to reassessment	13,449,452		
Step 6:	**Reassessment proportionate adjustment**				
		Total value change due to reassessment	13,449,452		
		x Prior year Base %	82.8650%		
		= Reassessment change allocated to Base	11,144,888		
		Total value change due to reassessment	13,449,452		
		x Prior year Increment %	17.1350%		
		= Reassessment change allocated to Increment	2,304,564		
Step 7:	**Total increment change**				
		Non-Reassessment Changes from Step 4	164,890		
		+ Reassessment change allocated to increment	2,304,564		
		= Total Increment change	2,469,454		
Step 8:	**Current year base and increment values**				
		Base:			
		Reassessment change allocated in Step 6	11,144,888		
		+ Prior Year Base Value	60,904,302		
		= Current Year Total Base Value	72,049,190		
		Increment:			
		Increment change from Step 7	2,469,454		
		+ Prior Year Increment Value	12,593,923		
		= Current Year Total Increment Value	15,063,377		
		Current Year Total Assessed Value	87,112,567		
Step 9:	**Current year base and incrment percentages**				
		Current Year Base	72,049,190	82.7081%	
		+ Current Year Increment	15,063,377	17.2919%	
		= Current Year Total	87,112,567	100.0000%	

Tif Calculations
College and Drake Urban Renewal Plan "368"
Resolution No 2020-013 adopted 01/21/2020

Year 6
Reappraisal 2025
8/12/25

	Prior year base and increment			
	Prior Year Base	4,464,857	125.9723%	
	+ Prior Year Increment	-920,540	-25.9723%	
	= Prior Year Total Value	3,544,317	100.0000%	
Step 1:	**Corrections to prior year values**	Adjustment	Base Adj	Inc Adj
	+ Inclusions	0	0	0
	+ Tax Roll Corrections	0	0	0
	+ Other Adjustments	0	0	0
	= Total Adjustments	0	0	0
	Corrected Prior Year Base	4,464,857	125.9723%	
	+ Corrected Prior Year Increment	-920,540	-25.9723%	
	= Corrected Prior Year Total Value	3,544,317	100.0000%	
Step 2:	**Current year total valuation for assessment**	8,468,444		
	less corrected prior year total value	3,544,317		
Step 3:	**Total value change from prior year**	4,924,127		
Step 4:	**Non-reassessment changes**			
	+ New Construction	3,888,027		
	+ New Personal Property	0		
	+ Classification Changes	-38,719		
	+ Destroyed/demolished	0		
	+ Platting/splits/assemblage of land parcels	0		
	+ Unusual conditions	0		
	+ Infrastructure/Mitigation/Environmental	0		
	+ Other	0		
	= Total non-reassessment changes	3,849,308		
Step 5:	**Reassessment changes**			
	Total value change from prior year	4,924,127		
	- Value change due to non-reassessment	3,849,308		
	= Value change due to reassessment	1,074,819		
Step 6:	**Reassessment proportionate adjustment**			
	Total value change due to reassessment	1,074,819		
	x Prior year Base %	125.9723%		
	= Reassessment change allocated to Base	1,353,974		
	Total value change due to reassessment	1,074,819		
	x Prior year Increment %	-25.9723%		
	= Reassessment change allocated to Increment	-279,155		
Step 7:	**Total increment change**			
	Non-Reassessment Changes from Step 4	3,849,308		
	+ Reassessment change allocated to increment	-279,155		
	= Total Increment change	3,570,153		
Step 8:	**Current year base and increment values**			
	Base:			
	Reassessment change allocated in Step 6	1,353,974		
	+ Prior Year Base Value	4,464,857		
	= Current Year Total Base Value	5,818,831		
	Increment:			
	Increment change from Step 7	3,570,153		
	+ Prior Year Increment Value	-920,540		
	= Current Year Total Increment Value	2,649,613		
	Current Year Total Assessed Value	8,468,444		
Step 9:	**Current year base and incrment percentages**			
	Current Year Base	5,818,831	68.7119%	
	+ Current Year Increment	2,649,613	31.2881%	
	= Current Year Total	8,468,444	100.0000%	

028 LARIMER COUNTY

	Real Property Assessed Value				Personal Property Assessed Value				Total Assessed Value			
	Beg Val	End Val	Val Chg	% Chg	Beg Val	End Val	Val Chg	% Chg	Beg Val	End Val	Val Chg	% Chg
Exempt	1,911,570,299	2,356,578,489	445,008,190	23.28%	308,296	570,667	262,371	85.10%	1,911,878,595	2,357,149,156	445,270,561	23.29%
Vacant	332,202,151	403,585,380	71,383,229	21.49%	0	0	0	N/A	332,202,151	403,585,380	71,383,229	21.49%
Residential	5,256,152,541	5,448,326,251	192,173,710	3.66%	0	0	0	N/A	5,256,152,541	5,448,326,251	192,173,710	3.66%
Commercial	2,420,134,195	2,908,203,233	488,069,038	20.17%	203,320,400	204,834,758	1,514,358	0.74%	2,623,454,595	3,113,037,991	489,583,396	18.66%
Industrial	273,449,702	305,614,998	32,165,296	11.76%	294,292,787	283,538,240	-10,754,547	-3.65%	567,742,489	589,153,238	21,410,749	3.77%
Agricultural	30,995,634	32,231,205	1,235,571	3.99%	1,538,226	1,260,039	-278,187	-18.08%	32,533,860	33,491,244	957,384	2.94%
Natural Resource	2,151,422	2,047,124	-104,298	-4.85%	4,198,768	4,350,209	151,441	3.61%	6,350,190	6,397,333	47,143	0.74%
Oil & Gas	92,287,438	50,911,438	-41,376,000	-44.83%	9,089,583	8,616,343	-473,240	-5.21%	101,377,021	59,527,781	-41,849,240	-41.28%
State Assessed	13,849,300	12,589,000	-1,260,300	-9.10%	165,968,900	163,058,000	-2,910,900	-1.75%	179,818,200	175,647,000	-4,171,200	-2.32%
Total	**10,332,792,682**	**11,520,087,118**	**1,187,294,436**	**11.49%**	**678,716,960**	**666,228,256**	**-12,488,704**	**-1.84%**	**11,011,509,642**	**12,186,315,374**	**1,174,805,732**	**10.67%**
Less Exempt	1,911,570,299	2,356,578,489	445,008,190		308,296	570,667	262,371		1,911,878,595	2,357,149,156	445,270,561	
Total (Taxable)	8,421,222,383	9,163,508,629	742,286,246	**8.81%**	678,408,664	665,657,589	-12,751,075	**-1.88%**	9,099,631,047	9,829,166,218	729,535,171	**8.02%**

056 TIMNATH URBAN RENEWAL AUTHORITY

	Real Property Assessed Value				Personal Property Assessed Value				Total Assessed Value			
	Beg Val	End Val	Val Chg	% Chg	Beg Val	End Val	Val Chg	% Chg	Beg Val	End Val	Val Chg	% Chg
Exempt	4,210,475	4,370,888	160,413	3.81%	946	3,810	2,864	302.75%	4,211,421	4,374,698	163,277	3.88%
Vacant	6,840,855	16,234,058	9,393,203	137.31%	0	0	0	N/A	6,840,855	16,234,058	9,393,203	137.31%
Residential	108,669,120	119,305,568	10,636,448	9.79%	0	0	0	N/A	108,669,120	119,305,568	10,636,448	9.79%
Commercial	27,987,695	30,117,906	2,130,211	7.61%	2,351,622	2,484,341	132,719	5.64%	30,339,317	32,602,247	2,262,930	7.46%
Industrial	753,300	890,973	137,673	18.28%	363,718	185,747	-177,971	-48.93%	1,117,018	1,076,720	-40,298	-3.61%
Agricultural	76,477	21,961	-54,516	-71.28%	0	0	0	N/A	76,477	21,961	-54,516	-71.28%
Natural Resource	695	673	-22	-3.17%	0	0	0	N/A	695	673	-22	-3.17%
State Assessed	20,673	22,000	1,327	6.42%	1,962,039	2,313,200	351,161	17.90%	1,982,712	2,335,200	352,488	17.78%
Total	**148,559,290**	**170,964,027**	**22,404,737**	**15.08%**	**4,678,325**	**4,987,098**	**308,773**	**6.60%**	**153,237,615**	**175,951,125**	**22,713,510**	**14.82%**
Less Exempt	4,210,475	4,370,888	160,413		946	3,810	2,864		4,211,421	4,374,698	163,277	
Total (Taxable)	144,348,815	166,593,139	22,244,324	**15.41%**	4,677,379	4,983,288	305,909	**6.54%**	149,026,194	171,576,427	22,550,233	**15.13%**

057 BLK 41 - FINLEYS ADD URP

	Real Property Assessed Value				Personal Property Assessed Value				Total Assessed Value			
	Beg Val	End Val	Val Chg	% Chg	Beg Val	End Val	Val Chg	% Chg	Beg Val	End Val	Val Chg	% Chg
Exempt	598,247	1,084,766	486,519	81.32%	0	0	0	N/A	598,247	1,084,766	486,519	81.32%
Vacant	0	0	0	N/A	0	0	0	N/A	0	0	0	N/A
Residential	4,688,351	5,010,514	322,163	6.87%	0	0	0	N/A	4,688,351	5,010,514	322,163	6.87%
Commercial	1,244,480	2,052,756	808,276	64.95%	126,588	107,814	-18,774	-14.83%	1,371,068	2,160,570	789,502	57.58%
State Assessed	45	50	5	11.11%	4,559	5,800	1,241	27.22%	4,604	5,850	1,246	27.06%
Total	**6,531,123**	**8,148,086**	**1,616,963**	**24.76%**	**131,147**	**113,614**	**-17,533**	**-13.37%**	**6,662,270**	**8,261,700**	**1,599,430**	**24.01%**
Less Exempt	598,247	1,084,766	486,519		0	0	0		598,247	1,084,766	486,519	
Total (Taxable)	5,932,876	7,063,320	1,130,444	**19.05%**	131,147	113,614	-17,533	**-13.37%**	6,064,023	7,176,934	1,112,911	**18.35%**

058 FORT COLLINS DOWNTOWN DEVELOPMENT AUTH

	Real Property Assessed Value				Personal Property Assessed Value				Total Assessed Value			
	Beg Val	End Val	Val Chg	% Chg	Beg Val	End Val	Val Chg	% Chg	Beg Val	End Val	Val Chg	% Chg
Exempt	93,319,425	102,489,124	9,169,699	9.83%	0	12,401	12,401	N/A	93,319,425	102,501,525	9,182,100	9.84%
Vacant	4,599,883	4,549,721	-50,162	-1.09%	0	0	0	N/A	4,599,883	4,549,721	-50,162	-1.09%
Residential	31,911,190	34,310,594	2,399,404	7.52%	0	0	0	N/A	31,911,190	34,310,594	2,399,404	7.52%
Commercial	163,046,707	191,789,011	28,742,304	17.63%	10,218,022	9,374,457	-843,565	-8.26%	173,264,729	201,163,468	27,898,739	16.10%
Industrial	24,494,665	24,899,670	405,005	1.65%	30,449,737	28,511,011	-1,938,726	-6.37%	54,944,402	53,410,681	-1,533,721	-2.79%
Natural Resource	110	110	0	0.00%	0	0	0	N/A	110	110	0	0.00%
State Assessed	1,286,040	1,006,143	-279,897	-21.76%	6,804,074	5,856,928	-947,146	-13.92%	8,090,114	6,863,071	-1,227,043	-15.17%
Total	**318,658,020**	**359,044,373**	**40,386,353**	**12.67%**	**47,471,833**	**43,754,797**	**-3,717,036**	**-7.83%**	**366,129,853**	**402,799,170**	**36,669,317**	**10.02%**
Less Exempt	93,319,425	102,489,124	9,169,699		0	12,401	12,401		93,319,425	102,501,525	9,182,100	
Total (Taxable)	225,338,595	256,555,249	31,216,654	**13.85%**	47,471,833	43,742,396	-3,729,437	**-7.86%**	272,810,428	300,297,645	27,487,217	**10.08%**

068 NORTH COLLEGE AVENUE URBAN RENEWAL AUTHORITY

	Real Property Assessed Value				Personal Property Assessed Value				Total Assessed Value			
	Beg Val	End Val	Val Chg	% Chg	Beg Val	End Val	Val Chg	% Chg	Beg Val	End Val	Val Chg	% Chg
Exempt	9,267,842	11,166,484	1,898,642	20.49%	2,751	3,550	799	29.04%	9,270,593	11,170,034	1,899,441	20.49%
Vacant	3,802,568	5,634,309	1,831,741	48.17%	0	0	0	N/A	3,802,568	5,634,309	1,831,741	48.17%
Residential	25,022,397	25,329,578	307,181	1.23%	0	0	0	N/A	25,022,397	25,329,578	307,181	1.23%
Commercial	46,823,718	58,215,996	11,392,278	24.33%	3,049,926	2,961,342	-88,584	-2.90%	49,873,644	61,177,338	11,303,694	22.66%
Industrial	390,600	378,000	-12,600	-3.23%	1,178,030	1,176,930	-1,100	-0.09%	1,568,630	1,554,930	-13,700	-0.87%
Agricultural	3,282	3,308	26	0.79%	0	0	0	N/A	3,282	3,308	26	0.79%
Natural Resource	95	92	-3	-3.16%	0	0	0	N/A	95	92	-3	-3.16%
State Assessed	3,163	2,900	-263	-8.31%	307,527	322,200	14,673	4.77%	310,690	325,100	14,410	4.64%
Total	**85,313,665**	**100,730,667**	**15,417,002**	**18.07%**	**4,538,234**	**4,464,022**	**-74,212**	**-1.64%**	**89,851,899**	**105,194,689**	**15,342,790**	**17.08%**
Less Exempt	9,267,842	11,166,484	1,898,642		2,751	3,550	799		9,270,593	11,170,034	1,899,441	
Total (Taxable)	76,045,823	89,564,183	13,518,360	**17.78%**	4,535,483	4,460,472	-75,011	**-1.65%**	80,581,306	94,024,655	13,443,349	**16.68%**

094 US 34/CROSSROADS CORRIDOR RENEWAL PLAN

	Real Property Assessed Value				Personal Property Assessed Value				Total Assessed Value			
	Beg Val	End Val	Val Chg	% Chg	Beg Val	End Val	Val Chg	% Chg	Beg Val	End Val	Val Chg	% Chg
Exempt	112,839,571	122,346,280	9,506,709	8.42%	53,540	81,691	28,151	52.58%	112,893,111	122,427,971	9,534,860	8.45%
Vacant	5,159,631	3,794,684	-1,364,947	-26.45%	0	0	0	N/A	5,159,631	3,794,684	-1,364,947	-26.45%
Residential	23,504,621	25,533,831	2,029,210	8.63%	0	0	0	N/A	23,504,621	25,533,831	2,029,210	8.63%
Commercial	125,450,676	148,877,568	23,426,892	18.67%	12,027,700	19,639,295	7,611,595	63.28%	137,478,376	168,516,863	31,038,487	22.58%
Industrial	5,895,270	5,939,973	44,703	0.76%	5,939,614	3,423,479	-2,516,135	-42.36%	11,834,884	9,363,452	-2,471,432	-20.88%
Agricultural	37,586	36,697	-889	-2.37%	195,188	0	-195,188	########	232,774	36,697	-196,077	-84.23%
Oil & Gas	0	0	0	N/A	0	0	0	N/A	0	0	0	N/A
State Assessed	3,728	3,000	-728	-19.53%	365,137	335,800	-29,337	-8.03%	368,865	338,800	-30,065	-8.15%
Total	**272,891,083**	**306,532,033**	**33,640,950**	**12.33%**	**18,581,179**	**23,480,265**	**4,899,086**	**26.37%**	**291,472,262**	**330,012,298**	**38,540,036**	**13.22%**
Less Exempt	112,839,571	122,346,280	9,506,709		53,540	81,691	28,151		112,893,111	122,427,971	9,534,860	
Total (Taxable)	160,051,512	184,185,753	24,134,241	**15.08%**	18,527,639	23,398,574	4,870,935	**26.29%**	178,579,151	207,584,327	29,005,176	**16.24%**

218 MIDTOWN URA PROSPECT SOUTH

	Real Property Assessed Value				Personal Property Assessed Value				Total Assessed Value			
	Beg Val	End Val	Val Chg	% Chg	Beg Val	End Val	Val Chg	% Chg	Beg Val	End Val	Val Chg	% Chg
Exempt	878,249	1,072,306	194,057	22.10%	0	0	0	N/A	878,249	1,072,306	194,057	22.10%
Vacant	140	135	-5	-3.57%	0	0	0	N/A	140	135	-5	-3.57%
Residential	5,831,720	6,142,495	310,775	5.33%	0	0	0	N/A	5,831,720	6,142,495	310,775	5.33%
Commercial	14,136,762	19,303,569	5,166,807	36.55%	1,491,621	1,312,213	-179,408	-12.03%	15,628,383	20,615,782	4,987,399	31.91%
Industrial	0	0	0	N/A	84,900	77,250	-7,650	-9.01%	84,900	77,250	-7,650	-9.01%
State Assessed	1,583	1,750	167	10.55%	53,959	58,862	4,903	9.09%	55,542	60,612	5,070	9.13%
Total	**20,848,454**	**26,520,255**	**5,671,801**	**27.20%**	**1,630,480**	**1,448,325**	**-182,155**	**-11.17%**	**22,478,934**	**27,968,580**	**5,489,646**	**24.42%**
Less Exempt	878,249	1,072,306	194,057		0	0	0		878,249	1,072,306	194,057	
Total (Taxable)	19,970,205	25,447,949	5,477,744	**27.43%**	1,630,480	1,448,325	-182,155	**-11.17%**	21,600,685	26,896,274	5,295,589	**24.52%**

226 MIDTOWN URA FOOTHILLS MALL

	Real Property Assessed Value				Personal Property Assessed Value				Total Assessed Value			
	Beg Val	End Val	Val Chg	% Chg	Beg Val	End Val	Val Chg	% Chg	Beg Val	End Val	Val Chg	% Chg
Exempt	10,446,229	10,732,214	285,985	2.74%	0	0	0	N/A	10,446,229	10,732,214	285,985	2.74%
Vacant	980	945	-35	-3.57%	0	0	0	N/A	980	945	-35	-3.57%
Residential	7,516,059	7,150,288	-365,771	-4.87%	0	0	0	N/A	7,516,059	7,150,288	-365,771	-4.87%
Commercial	12,443,232	20,817,297	8,374,065	67.30%	2,894,145	2,506,480	-387,665	-13.39%	15,337,377	23,323,777	7,986,400	52.07%
Industrial	0	0	0	N/A	18,272	18,247	-25	-0.14%	18,272	18,247	-25	-0.14%
State Assessed	2,336	2,627	291	12.46%	73,932	73,698	-234	-0.32%	76,268	76,325	57	0.07%
Total	**30,408,836**	**38,703,371**	**8,294,535**	**27.28%**	**2,986,349**	**2,598,425**	**-387,924**	**-12.99%**	**33,395,185**	**41,301,796**	**7,906,611**	**23.68%**
Less Exempt	10,446,229	10,732,214	285,985		0	0	0		10,446,229	10,732,214	285,985	
Total (Taxable)	19,962,607	27,971,157	8,008,550	**40.12%**	2,986,349	2,598,425	-387,924	**-12.99%**	22,948,956	30,569,582	7,620,626	**33.21%**

250 LOVELAND DOWNTOWN DEVELOPMENT AUTHORITY

	Real Property Assessed Value				Personal Property Assessed Value				Total Assessed Value			
	Beg Val	End Val	Val Chg	% Chg	Beg Val	End Val	Val Chg	% Chg	Beg Val	End Val	Val Chg	% Chg
Exempt	14,443,508	17,283,660	2,840,152	19.66%	9,174	8,343	-831	-9.06%	14,452,682	17,292,003	2,839,321	19.65%
Vacant	299,638	378,701	79,063	26.39%	0	0	0	N/A	299,638	378,701	79,063	26.39%
Residential	8,848,542	9,924,185	1,075,643	12.16%	0	0	0	N/A	8,848,542	9,924,185	1,075,643	12.16%
Commercial	57,408,646	69,729,123	12,320,477	21.46%	3,424,057	2,966,239	-457,818	-13.37%	60,832,703	72,695,362	11,862,659	19.50%
Industrial	1,266,047	1,709,316	443,269	35.01%	260,246	231,042	-29,204	-11.22%	1,526,293	1,940,358	414,065	27.13%
State Assessed	571,281	412,929	-158,352	-27.72%	2,327,189	1,761,032	-566,157	-24.33%	2,898,470	2,173,961	-724,509	-25.00%
Total	**82,837,662**	**99,437,914**	**16,600,252**	**20.04%**	**6,020,666**	**4,966,656**	**-1,054,010**	**-17.51%**	**88,858,328**	**104,404,570**	**15,546,242**	**17.50%**
Less Exempt	14,443,508	17,283,660	2,840,152		9,174	8,343	-831		14,452,682	17,292,003	2,839,321	
Total (Taxable)	68,394,154	82,154,254	13,760,100	**20.12%**	6,011,492	4,958,313	-1,053,179	**-17.52%**	74,405,646	87,112,567	12,706,921	**17.08%**

368 COLLEGE AND DRAKE URBAN RENEWAL PLAN

	Real Property Assessed Value				Personal Property Assessed Value				Total Assessed Value			
	Beg Val	End Val	Val Chg	% Chg	Beg Val	End Val	Val Chg	% Chg	Beg Val	End Val	Val Chg	% Chg
Exempt	140	135	-5	-3.57%	0	0	0	N/A	140	135	-5	-3.57%
Vacant	1,084,213	121,576	-962,637	-88.79%	0	0	0	N/A	1,084,213	121,576	-962,637	-88.79%
Commercial	2,370,467	8,263,512	5,893,045	248.60%	75,612	68,356	-7,256	-9.60%	2,446,079	8,331,868	5,885,789	240.62%
State Assessed	452	400	-52	-11.50%	13,573	14,600	1,027	7.57%	14,025	15,000	975	6.95%
Total	**3,455,272**	**8,385,623**	**4,930,351**	**142.69%**	**89,185**	**82,956**	**-6,229**	**-6.98%**	**3,544,457**	**8,468,579**	**4,924,122**	**138.92%**
Less Exempt	140	135	-5		0	0	0		140	135	-5	
Total (Taxable)	3,455,132	8,385,488	4,930,356	**142.70%**	89,185	82,956	-6,229	**-6.98%**	3,544,317	8,468,444	4,924,127	**138.93%**

420 CENTERRA SOUTH URBAN RENEWAL PLAN

	Real Property Assessed Value				Personal Property Assessed Value				Total Assessed Value			
	Beg Val	End Val	Val Chg	% Chg	Beg Val	End Val	Val Chg	% Chg	Beg Val	End Val	Val Chg	% Chg
Exempt	0	0	0	N/A	0	0	0	N/A	0	0	0	N/A
Residential	34,116	43,138	9,022	26.45%	0	0	0	N/A	34,116	43,138	9,022	26.45%
Agricultural	35,840	36,531	691	1.93%	0	0	0	N/A	35,840	36,531	691	1.93%
State Assessed	0	100	100	N/A	0	14,300	14,300	N/A	0	14,400	14,400	N/A
Total	**69,956**	**79,769**	**9,813**	**14.03%**	**0**	**14,300**	**14,300**	**N/A**	**69,956**	**94,069**	**24,113**	**34.47%**
Less Exempt	0	0	0		0	0	0		0	0	0	
Total (Taxable)	69,956	79,769	9,813	**14.03%**	0	14,300	14,300	**N/A**	69,956	94,069	24,113	**34.47%**

Increment for Certification Letters

8/12/2025

Auth #	Authority Name	Gross Assessed	Increment	Net Assessed
006	POUDRE R-1 SCHOOL DISTRICT	6,005,574,069	345,131,851	5,660,442,218
011	THOMPSON R2-J SCHOOL DISTRICT	3,860,210,867	228,062,279	3,632,148,588
028	LARIMER COUNTY	9,829,166,218	573,194,130	9,255,972,088
032	CITY OF FORT COLLINS	3,947,365,531	265,567,866	3,681,797,665
033	CITY OF LOVELAND	2,158,285,158	228,062,279	1,930,222,879
034	TOWN OF TIMNATH	284,335,661	167,895,696	116,439,965
044	POUDRE VALLEY FIRE PROTECTION DISTRICT	1,118,031,125	166,723,061	951,308,064
047	WINDSOR - SEVERANCE FIRE PROTECTION DISTRICT	296,987,896	1,172,635	295,815,261
054	HEALTH DISTRICT OF NORTHERN LARIMER CNTY	5,639,502,088	345,131,851	5,294,370,237
055	THOMPSON VALLEY HEALTH SERVICES DISTRICT	3,600,022,381	228,062,279	3,371,960,102
056	TIMNATH URBAN RENEWAL AUTHORITY	171,576,427	167,895,696	3,680,731
057	BLK 41 - FINLEYS ADD URP	7,176,934	6,875,870	301,064
058	FORT COLLINS DOWNTOWN DEVELOPMENT AUTH	300,297,645	88,331,710	211,965,935
059	FORT COLLINS G.I.D. NO. 1	171,764,523	92,434,454	79,330,069
064	LARIMER COUNTY PEST CONTROL	8,290,236,219	527,000,108	7,763,236,111
068	NORTH COLLEGE AVENUE URBAN RENEWAL AUTHORITY	94,024,655	54,258,646	39,766,009
083	LOVELAND GENERAL IMPROVEMENT DISTRICT 1	45,658,814	12,642,720	33,016,094
094	US 34/CROSSROADS CORRIDOR RENEWAL PLAN	207,584,327	206,123,032	1,461,295
095	BOXELDER SANITATION DISTRICT	532,325,008	7,090,926	525,234,082
096	CHERRY HILLS SANITATION DISTRICT	86,364,762	21,642	86,343,120
103	SOUTH FORT COLLINS SANITATION DISTRICT	1,577,308,406	164,719,154	1,412,589,252
110	EAST LARIMER COUNTY WATER DISTRICT	841,510,882	27,665,547	813,845,335
111	FORT COLLINS - LOVELAND WATER DISTRICT	1,617,017,448	167,704,604	1,449,312,844
112	POUDRE RIVER PUBLIC LIBRARY DISTRICT	5,418,114,566	345,131,851	5,072,982,715
114	LITTLE THOMPSON WATER DISTRICT	901,652,815	122,239,396	779,413,419
117	NORTHERN COLORADO WATER CONS DISTRICT	9,407,742,690	573,194,131	8,834,548,559
128	VAN DE WATER METRO DISTRICT NO. 2	34,019,501	3,242,493	30,777,008
135	CENTERRA METRO DISTRICT NO. 1	5,537,025	5,446,365	90,660
136	CENTERRA METRO DISTRICT NO. 2	138,585,792	137,352,607	1,233,185
137	CENTERRA METRO DISTRICT NO. 3	13,622,181	705,065	12,917,116
138	CENTERRA METRO DISTRICT NO. 4	138,585,792	137,352,607	1,233,185
145	CENTERRA METRO DISTRICT NO. 5	41,089,119	40,855,033	234,086
159	TIMNATH LAKES METROPOLITAN DISTRICT NO. 1	6,924,948	6,715,628	209,320
160	TIMNATH LAKES METROPOLITAN DISTRICT NO. 2	3,402,662	3,361,984	40,678
161	TIMNATH LAKES METROPOLITAN DISTRICT NO. 3	16,168,913	7,980,107	8,188,806
165	SOUTH TIMNATH METRO DISTRICT NO. 1	1,160,724	1,137,806	22,918
166	SOUTH TIMNATH METRO DISTRICT NO. 2	29,552,703	28,716,070	836,633
176	TIMNATH RANCH METRO DISTRICT NO. 1	11,807,178	11,584,142	223,036
177	TIMNATH RANCH METRO DISTRICT NO. 2	24,924,426	24,143,438	780,988
178	TIMNATH RANCH METRO DISTRICT NO. 3	4,864,159	4,802,868	61,291
179	TIMNATH RANCH METRO DISTRICT NO. 4	6,225,914	6,154,293	71,621
180	CENTERRA METRO DISTRICT NO. 2 BOND	4,970,036	2,179,412	2,790,624
207	CENTERRA METRO DISTRICT NO. 2 RES DEBT	5,536,056	5,445,899	90,157
218	MIDTOWN URA PROSPECT SOUTH	26,896,274	12,143,593	14,752,681
225	FOOTHILLS METRO DISTRICT	30,560,890	19,852,066	10,708,824
226	MIDTOWN URA FOOTHILLS MALL	30,569,582	19,852,593	10,716,989
250	LOVELAND DOWNTOWN DEVELOPMENT AUTHORITY	87,112,567	15,063,377	72,049,190
269	FOUNDRY LOVELAND METRO DISTRICT	8,360,026	1,481,815	6,878,211
330	CENTERRA 2 FLATS	757,860	748,136	9,724
350	TOWN OF TIMNATH TIMNATH LANDING GID	26,794,686	18,317,619	8,477,067
368	COLLEGE AND DRAKE URBAN RENEWAL PLAN	8,468,444	2,649,613	5,818,831
371	KINSTON METRO DISTRICT NO. 2	12,520,819	687,594	11,833,225

Increment for Certification Letters

8/12/2025

Auth #	Authority Name	Gross Assessed	Increment	Net Assessed
372	KINSTON METRO DISTRICT NO. 3	3,444	2,197	1,247
373	KINSTON METRO DISTRICT NO. 4	1,427	105	1,322
379	KINSTON METRO DISTRICT NO. 10	3,097,521	3,031,910	65,611
381	CEN 2 RW FLATS BOND	8,260,564	8,208,095	52,469
382	TIMNATH LAKES METROPOLITAN DISTRICT NO. 4	2,322	2,304	18
383	TIMNATH LAKES METROPOLITAN DISTRICT NO. 5	545	134	411
384	TIMNATH LAKES METROPOLITAN DISTRICT NO. 6	245	134	111
416	CEN 2 AVENIDA BOND	2,930,850	2,913,265	17,585
417	CEN 2 HUNT MW BOND	1,447,364	1,437,814	9,550
418	CEN 2 KINSTON BOND	3,048,421	3,031,910	16,511
421	HISTORIC LOVELAND BUSINESS IMPROVEMENT DISTRICT	54,025,922	11,172,259	42,853,663

Base and Increment Amounts for State Abstract Report

8/12/2025

TYPE	Auth	Authorit Name	TIF	Base	Increment
	006				
School		POUDRE R-1 SCHOOL DISTRICT	056	3,680,731	167,895,696
School		POUDRE R-1 SCHOOL DISTRICT	058	211,965,935	88,331,710
School		POUDRE R-1 SCHOOL DISTRICT	068	39,766,009	54,258,646
School		POUDRE R-1 SCHOOL DISTRICT	218	14,752,681	12,143,593
School		POUDRE R-1 SCHOOL DISTRICT	226	10,716,989	19,852,593
School		POUDRE R-1 SCHOOL DISTRICT	368	5,818,831	2,649,613
			Total	***286,701,176***	***345,131,851***
	011				
School		THOMPSON R2-J SCHOOL DISTRICT	057	301,064	6,875,870
School		THOMPSON R2-J SCHOOL DISTRICT	094	1,461,295	206,123,032
School		THOMPSON R2-J SCHOOL DISTRICT	250	72,049,190	15,063,377
School		THOMPSON R2-J SCHOOL DISTRICT	420	94,069	0
			Total	***73,905,618***	***228,062,279***
	032				
City or Town		CITY OF FORT COLLINS	058	123,634,224	176,663,421
City or Town		CITY OF FORT COLLINS	068	39,766,009	54,258,646
City or Town		CITY OF FORT COLLINS	218	14,752,681	12,143,593
City or Town		CITY OF FORT COLLINS	226	10,716,989	19,852,593
City or Town		CITY OF FORT COLLINS	368	5,818,831	2,649,613
			Total	***194,688,734***	***265,567,866***
	033				
City or Town		CITY OF LOVELAND	057	301,064	6,875,870
City or Town		CITY OF LOVELAND	094	1,461,295	206,123,032
City or Town		CITY OF LOVELAND	250	72,049,190	15,063,377
City or Town		CITY OF LOVELAND	420	94,069	0
			Total	***73,905,618***	***228,062,279***
	034				
City or Town		TOWN OF TIMNATH	056	3,680,731	167,895,696
			Total	***3,680,731***	***167,895,696***

2025 Preliminary TIF Tax Warrant

8/12/2025

TIMNATH URBAN RENEWAL AUTHORITY
Authority # 056

Base	3,680,731
Increment	167,895,696
Total Assessed	171,576,427

Auth	AuthorityName	Area %	Share Back%	Effective Increment *	Effective Base *	Total Assessed	TIF Levy	Total Revenue	Entity Revenue	TIF Revenue
006	POUDRE R-1 SCHOOL DISTRICT	100.000000%	0	167,895,696	3,680,731	171,576,427	57.37	9,843,340	211,164	9,632,176
028	LARIMER COUNTY	100.000000%	0	167,895,696	3,680,731	171,576,427	22.461	3,853,778	82,673	3,771,105
034	TOWN OF TIMNATH	100.000000%	0	167,895,696	3,680,731	171,576,427	6.688	1,147,503	24,617	1,122,886
044	POUDRE VALLEY FIRE PROTECTION DISTRICT	99.301569%	0	166,723,061	3,655,023	170,378,084	11.047	1,882,167	40,377	1,841,790
047	WINDSOR - SEVERANCE FIRE PROTECTION DISTRICT	0.698431%	0	1,172,635	25,708	1,198,343	8.25	9,886	212	9,674
054	HEALTH DISTRICT OF NORTHERN LARIMER CNTY	100.000000%	0	167,895,696	3,680,731	171,576,427	2.167	371,806	7,976	363,830
056	TIMNATH URBAN RENEWAL AUTHORITY	100.000000%	0	167,895,696	3,680,731	171,576,427	0	0	0	0
064	LARIMER COUNTY PEST CONTROL	98.466791%	0	165,321,504	3,624,297	168,945,801	0.142	23,990	514	23,476
095	BOXELDER SANITATION DISTRICT	1.671074%	0	2,805,661	61,508	2,867,169	0	0	0	0
103	SOUTH FORT COLLINS SANITATION DISTRICT	98.108027%	0	164,719,154	3,611,093	168,330,247	0.403	67,837	1,455	66,382
111	FORT COLLINS - LOVELAND WATER DISTRICT	99.886184%	0	167,704,604	3,676,542	171,381,146	1.36	233,078	5,000	228,078
112	POUDRE RIVER PUBLIC LIBRARY DISTRICT	100.000000%	0	167,895,696	3,680,731	171,576,427	3.015	517,303	11,097	506,206
117	NORTHERN COLORADO WATER CONS DISTRICT	100.000000%	0	167,895,696	3,680,731	171,576,427	1	171,576	3,680	167,896
159	TIMNATH LAKES METROPOLITAN DISTRICT NO. 1	3.999881%	0	6,715,628	147,225	6,862,853	61.593	422,704	9,068	413,636
160	TIMNATH LAKES METROPOLITAN DISTRICT NO. 2	2.002424%	0	3,361,984	40,678	3,402,662	26.296	89,476	1,069	88,407
161	TIMNATH LAKES METROPOLITAN DISTRICT NO. 3	4.753014%	0	7,980,107	174,945	8,155,052	55.516	452,736	9,712	443,024
165	SOUTH TIMNATH METRO DISTRICT NO. 1	0.677686%	0	1,137,806	22,918	1,160,724	17.821	20,685	408	20,277
166	SOUTH TIMNATH METRO DISTRICT NO. 2	17.103518%	0	28,716,070	629,534	29,345,604	41.582	1,220,249	26,177	1,194,072
176	TIMNATH RANCH METRO DISTRICT NO. 1	6.899606%	0	11,584,142	223,036	11,807,178	56.377	665,653	12,574	653,079
177	TIMNATH RANCH METRO DISTRICT NO. 2	14.380022%	0	24,143,438	529,290	24,672,728	58.24	1,436,940	30,826	1,406,114
178	TIMNATH RANCH METRO DISTRICT NO. 3	2.860626%	0	4,802,868	61,291	4,864,159	36.638	178,213	2,246	175,967
179	TIMNATH RANCH METRO DISTRICT NO. 4	3.665545%	0	6,154,293	71,621	6,225,914	37.123	231,125	2,659	228,466
350	TOWN OF TIMNATH TIMNATH LANDING GID	10.910118%	0	18,317,619	401,572	18,719,191	0	0	0	0
382	TIMNATH LAKES METROPOLITAN DISTRICT NO. 4	0.001372%	0	2,304	18	2,322	51.992	121	1	120
383	TIMNATH LAKES METROPOLITAN DISTRICT NO. 5	0.000080%	0	134	3	137	51.992	7	0	7
384	TIMNATH LAKES METROPOLITAN DISTRICT NO. 6	0.000080%	0	134	3	137	0	0	0	0

** Base and increment values certified to taxing entities*

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2025 Preliminary TIF Tax Warrant

8/12/2025

BLK 41 - FINLEYS ADD URP
Authority # 057

Base	301,064
Increment	6,875,870
Total Assessed	7,176,934

Auth	AuthorityName	Area %	Share Back%	Effective Increment *	Effective Base *	Total Assessed	TIF Levy	Total Revenue	Entity Revenue	TIF Revenue
011	THOMPSON R2-J SCHOOL DISTRICT	100.000000%	0	6,875,870	301,064	7,176,934	44.883	322,122	13,512	308,610
028	LARIMER COUNTY	100.000000%	0	6,875,870	301,064	7,176,934	22.461	161,201	6,762	154,439
033	CITY OF LOVELAND	100.000000%	0	6,875,870	301,064	7,176,934	9.564	68,640	2,879	65,761
055	THOMPSON VALLEY HEALTH SERVICES DISTRICT	100.000000%	0	6,875,870	301,064	7,176,934	1.757	12,610	529	12,081
057	BLK 41 - FINLEYS ADD URP	100.000000%	0	6,875,870	301,064	7,176,934	0	0	0	0
064	LARIMER COUNTY PEST CONTROL	98.496545%	0	6,772,494	296,538	7,069,032	0.142	1,004	42	962
083	LOVELAND GENERAL IMPROVEMENT DISTRICT 1	87.544840%	0	6,019,469	263,566	6,283,035	2.253	14,156	594	13,562
117	NORTHERN COLORADO WATER CONS DISTRICT	100.000000%	0	6,875,870	301,064	7,176,934	1	7,177	301	6,876
421	HISTORIC LOVELAND BUSINESS IMPROVEMENT DISTRI	29.272157%	0	2,012,715	88,128	2,100,843	5	10,504	440	10,064

** Base and increment values certified to taxing entities*

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2025 Preliminary TIF Tax Warrant

8/12/2025

FORT COLLINS DOWNTOWN DEV. AUTH
Authority # 058

Base	123,634,224
Increment	176,663,421
Total Assessed	300,297,645

Auth	AuthorityName	Area %	Share Back%	Effective Increment *	Effective Base *	Total Assessed	TIF Levy	Total Revenue	Entity Revenue	TIF Revenue
006	POUDRE R-1 SCHOOL DISTRICT	100.000000%	50	88,331,710	211,965,935	300,297,645	57.37	17,228,076	12,160,486	5,067,590
028	LARIMER COUNTY	100.000000%	50	88,331,710	211,965,935	300,297,645	22.461	6,744,985	4,760,966	1,984,019
032	CITY OF FORT COLLINS	100.000000%	0	176,663,421	123,634,224	300,297,645	9.797	2,942,016	1,211,244	1,730,772
054	HEALTH DISTRICT OF NORTHERN LARIMER CNTY	100.000000%	50	88,331,710	211,965,935	300,297,645	2.167	650,745	459,330	191,415
058	FORT COLLINS DOWNTOWN DEVELOPMENT AUTH	100.000000%	50	88,331,710	211,965,935	300,297,645	5	1,501,488	1,059,829	441,659
059	FORT COLLINS G.I.D. NO. 1	52.322350%	0	92,434,454	64,688,331	157,122,785	4.924	773,673	318,526	455,147
064	LARIMER COUNTY PEST CONTROL	87.088956%	50	76,927,164	184,598,919	261,526,083	0.142	37,137	26,213	10,924
095	BOXELDER SANITATION DISTRICT	4.851332%	50	4,285,265	10,283,171	14,568,436	0	0	0	0
110	EAST LARIMER COUNTY WATER DISTRICT	17.135504%	50	15,136,083	36,321,431	51,457,514	0	0	0	0
112	POUDRE RIVER PUBLIC LIBRARY DISTRICT	100.000000%	50	88,331,710	211,965,935	300,297,645	3.015	905,397	639,077	266,320
117	NORTHERN COLORADO WATER CONS DISTRICT	100.000000%	50	88,331,711	211,965,934	300,297,645	1	300,298	211,966	88,332

** Base and increment values certified to taxing entities*

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2025 Preliminary TIF Tax Warrant

8/12/2025

NORTH COLLEGE AVENUE URBAN RENEWAL AUTHORITY
Authority # 068

Base	39,766,009
Increment	54,258,646
Total Assessed	94,024,655

Auth	AuthorityName	Area %	Share Back%	Effective Increment *	Effective Base *	Total Assessed	TIF Levy	Total Revenue	Entity Revenue	TIF Revenue
006	POUDRE R-1 SCHOOL DISTRICT	100.000000%	0	54,258,646	39,766,009	94,024,655	57.37	5,394,194	2,281,375	3,112,819
028	LARIMER COUNTY	100.000000%	0	54,258,646	39,766,009	94,024,655	22.461	2,111,888	893,185	1,218,703
032	CITY OF FORT COLLINS	100.000000%	0	54,258,646	39,766,009	94,024,655	9.797	921,160	389,588	531,572
054	HEALTH DISTRICT OF NORTHERN LARIMER CNTY	100.000000%	0	54,258,646	39,766,009	94,024,655	2.167	203,751	86,173	117,578
064	LARIMER COUNTY PEST CONTROL	95.583467%	0	51,862,295	38,009,730	89,872,025	0.142	12,762	5,398	7,364
068	NORTH COLLEGE AVENUE URBAN RENEWAL AUTHORIT	100.000000%	0	54,258,646	39,766,009	94,024,655	0	0	0	0
096	CHERRY HILLS SANITATION DISTRICT	0.039887%	0	21,642	15,862	37,504	0	0	0	0
110	EAST LARIMER COUNTY WATER DISTRICT	23.092105%	0	12,529,464	9,182,808	21,712,272	0	0	0	0
112	POUDRE RIVER PUBLIC LIBRARY DISTRICT	100.000000%	0	54,258,646	39,766,009	94,024,655	3.015	283,484	119,894	163,590
117	NORTHERN COLORADO WATER CONS DISTRICT	100.000000%	0	54,258,646	39,766,009	94,024,655	1	94,025	39,766	54,259

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2025 Preliminary TIF Tax Warrant

8/12/2025

US 34/CROSSROADS CORRIDOR RENEWAL PLAN
Authority # 094

Base	1,461,295
Increment	206,123,032
Total Assessed	207,584,327

Auth	AuthorityName	Area %	Share Back%	Effective Increment *	Effective Base *	Total Assessed	TIF Levy	Total Revenue	Entity Revenue	TIF Revenue
011	THOMPSON R2-J SCHOOL DISTRICT	100.000000%	0	206,123,032	1,461,295	207,584,327	44.883	9,317,007	65,587	9,251,420
028	LARIMER COUNTY	100.000000%	0	206,123,032	1,461,295	207,584,327	22.461	4,662,552	32,823	4,629,729
033	CITY OF LOVELAND	100.000000%	0	206,123,032	1,461,295	207,584,327	9.564	1,985,337	13,976	1,971,361
055	THOMPSON VALLEY HEALTH SERVICES DISTRICT	100.000000%	0	206,123,032	1,461,295	207,584,327	1.757	364,726	2,568	362,158
064	LARIMER COUNTY PEST CONTROL	86.971550%	0	179,268,396	1,270,911	180,539,307	0.142	25,637	181	25,456
094	US 34/CROSSROADS CORRIDOR RENEWAL PLAN	100.000000%	0	206,123,032	1,461,295	207,584,327	0	0	0	0
114	LITTLE THOMPSON WATER DISTRICT	59.304093%	0	122,239,396	866,607	123,106,003	0	0	0	0
117	NORTHERN COLORADO WATER CONS DISTRICT	100.000000%	0	206,123,032	1,461,295	207,584,327	1	207,584	1,461	206,123
128	VAN DE WATER METRO DISTRICT NO. 2	1.573086%	0	3,242,493	22,988	3,265,481	37.299	121,799	857	120,942
135	CENTERRA METRO DISTRICT NO. 1	2.642289%	0	5,446,365	38,612	5,484,977	0	0	0	0
136	CENTERRA METRO DISTRICT NO. 2	66.636225%	0	137,352,607	973,752	138,326,359	62	8,576,234	60,372	8,515,862
137	CENTERRA METRO DISTRICT NO. 3	0.342060%	0	705,065	4,999	710,064	5.985	4,250	30	4,220
138	CENTERRA METRO DISTRICT NO. 4	66.636225%	0	137,352,607	973,752	138,326,359	0	0	0	0
145	CENTERRA METRO DISTRICT NO. 5	19.820702%	0	40,855,033	234,086	41,089,119	15.626	642,059	3,658	638,401
180	CENTERRA METRO DISTRICT NO. 2 BOND	1.057336%	0	2,179,412	15,451	2,194,863	13.301	29,194	206	28,988
207	CENTERRA METRO DISTRICT NO. 2 RES DEBT	2.642062%	0	5,445,899	38,608	5,484,507	22.167	121,575	856	120,719
330	CENTERRA 2 FLATS	0.362956%	0	748,136	5,304	753,440	32.218	24,274	171	24,103
371	KINSTON METRO DISTRICT NO. 2	0.333584%	0	687,594	4,874	692,468	87.442	60,551	426	60,125
372	KINSTON METRO DISTRICT NO. 3	0.001066%	0	2,197	16	2,213	84.22	186	1	185
373	KINSTON METRO DISTRICT NO. 4	0.000051%	0	105	1	106	84.445	9	0	9
379	KINSTON METRO DISTRICT NO. 10	1.470922%	0	3,031,910	21,494	3,053,404	35.383	108,039	761	107,278
381	CEN 2 RW FLATS BOND	3.982134%	0	8,208,095	52,469	8,260,564	43.459	358,996	2,280	356,716
416	CEN 2 AVENIDA BOND	1.413362%	0	2,913,265	17,585	2,930,850	46.756	137,035	822	136,213
417	CEN 2 HUNT MW BOND	0.697551%	0	1,437,814	9,550	1,447,364	46.893	67,871	448	67,423
418	CEN 2 KINSTON BOND	1.470922%	0	3,031,910	16,511	3,048,421	42.995	131,067	710	130,357

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2025 Preliminary TIF Tax Warrant

8/12/2025

MIDTOWN URA PROSPECT SOUTH
Authority # 218

Base	14,752,681
Increment	12,143,593
Total Assessed	26,896,274

Auth	AuthorityName	Area %	Share Back%	Effective Increment *	Effective Base *	Total Assessed	TIF Levy	Total Revenue	Entity Revenue	TIF Revenue
006	POUDRE R-1 SCHOOL DISTRICT	100.000000%	0	12,143,593	14,752,681	26,896,274	57.37	1,543,039	846,361	696,678
028	LARIMER COUNTY	100.000000%	0	12,143,593	14,752,681	26,896,274	22.461	604,117	331,360	272,757
032	CITY OF FORT COLLINS	100.000000%	0	12,143,593	14,752,681	26,896,274	9.797	263,503	144,532	118,971
054	HEALTH DISTRICT OF NORTHERN LARIMER CNTY	100.000000%	0	12,143,593	14,752,681	26,896,274	2.167	58,284	31,969	26,315
064	LARIMER COUNTY PEST CONTROL	94.822326%	0	11,514,837	13,988,836	25,503,673	0.142	3,622	1,987	1,635
112	POUDRE RIVER PUBLIC LIBRARY DISTRICT	100.000000%	0	12,143,593	14,752,681	26,896,274	3.015	81,092	44,479	36,613
117	NORTHERN COLORADO WATER CONS DISTRICT	100.000000%	0	12,143,593	14,752,681	26,896,274	1	26,896	14,752	12,144
218	MIDTOWN URA PROSPECT SOUTH	100.000000%	0	12,143,593	14,752,681	26,896,274	0	0	0	0

** Base and increment values certified to taxing entities*

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2025 Preliminary TIF Tax Warrant

8/12/2025

MIDTOWN URA FOOTHILLS MALL
Authority # 226

Base	10,716,989
Increment	19,852,593
Total Assessed	30,569,582

Auth	AuthorityName	Area %	Share Back%	Effective Increment *	Effective Base *	Total Assessed	TIF Levy	Total Revenue	Entity Revenue	TIF Revenue
006	POUDRE R-1 SCHOOL DISTRICT	100.000000%	0	19,852,593	10,716,989	30,569,582	57.37	1,753,777	614,834	1,138,943
028	LARIMER COUNTY	100.000000%	0	19,852,593	10,716,989	30,569,582	22.461	686,623	240,714	445,909
032	CITY OF FORT COLLINS	100.000000%	0	19,852,593	10,716,989	30,569,582	9.797	299,490	104,994	194,496
054	HEALTH DISTRICT OF NORTHERN LARIMER CNTY	100.000000%	0	19,852,593	10,716,989	30,569,582	2.167	66,244	23,223	43,021
064	LARIMER COUNTY PEST CONTROL	91.720376%	0	18,208,873	9,829,663	28,038,536	0.142	3,981	1,395	2,586
112	POUDRE RIVER PUBLIC LIBRARY DISTRICT	100.000000%	0	19,852,593	10,716,989	30,569,582	3.015	92,167	32,311	59,856
117	NORTHERN COLORADO WATER CONS DISTRICT	100.000000%	0	19,852,593	10,716,989	30,569,582	1	30,570	10,717	19,853
225	FOOTHILLS METRO DISTRICT	99.997344%	0	19,852,066	10,708,824	30,560,890	71.22	2,176,547	762,683	1,413,864
226	MIDTOWN URA FOOTHILLS MALL	100.000000%	0	19,852,593	10,716,989	30,569,582	0	0	0	0

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2025 Preliminary TIF Tax Warrant

8/12/2025

LOVELAND DOWNTOWN DEVELOPMENT AUTHORITY
Authority # 250

Base	72,049,190
Increment	15,063,377
Total Assessed	87,112,567

Auth	AuthorityName	Area %	Share Back%	Effective Increment *	Effective Base *	Total Assessed	TIF Levy	Total Revenue	Entity Revenue	TIF Revenue
011	THOMPSON R2-J SCHOOL DISTRICT	100.000000%	0	15,063,377	72,049,190	87,112,567	44.883	3,909,873	3,233,783	676,090
028	LARIMER COUNTY	100.000000%	0	15,063,377	72,049,190	87,112,567	22.461	1,956,635	1,618,296	338,339
033	CITY OF LOVELAND	100.000000%	0	15,063,377	72,049,190	87,112,567	9.564	833,145	689,079	144,066
055	THOMPSON VALLEY HEALTH SERVICES DISTRICT	100.000000%	0	15,063,377	72,049,190	87,112,567	1.757	153,057	126,591	26,466
064	LARIMER COUNTY PEST CONTROL	96.235774%	0	14,496,357	69,337,096	83,833,453	0.142	11,904	9,846	2,058
083	LOVELAND GENERAL IMPROVEMENT DISTRICT 1	43.969228%	0	6,623,251	31,679,472	38,302,723	2.253	86,296	71,374	14,922
117	NORTHERN COLORADO WATER CONS DISTRICT	100.000000%	0	15,063,377	72,049,190	87,112,567	1	87,113	72,050	15,063
250	LOVELAND DOWNTOWN DEVELOPMENT AUTHORITY	100.000000%	0	15,063,377	72,049,190	87,112,567	0	0	0	0
269	FOUNDRY LOVELAND METRO DISTRICT	9.837206%	0	1,481,815	6,878,211	8,360,026	54.29	453,866	373,418	80,448
421	HISTORIC LOVELAND BUSINESS IMPROVEMENT DISTRI	60.806713%	0	9,159,544	43,810,744	52,970,288	5	264,851	219,053	45,798

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2025 Preliminary TIF Tax Warrant

8/12/2025

COLLEGE AND DRAKE URP
Authority # 368

Base	5,818,831
Increment	2,649,613
Total Assessed	8,468,444

Auth	AuthorityName	Area %	Share Back%	Effective Increment *	Effective Base *	Total Assessed	TIF Levy	Total Revenue	Entity Revenue	TIF Revenue
006	POUDRE R-1 SCHOOL DISTRICT	100.000000%	0	2,649,613	5,818,831	8,468,444	57.37	485,835	333,827	152,008
028	LARIMER COUNTY	100.000000%	0	2,649,613	5,818,831	8,468,444	22.461	190,210	130,697	59,513
032	CITY OF FORT COLLINS	100.000000%	0	2,649,613	5,818,831	8,468,444	9.797	82,965	57,007	25,958
054	HEALTH DISTRICT OF NORTHERN LARIMER CNTY	100.000000%	0	2,649,613	5,818,831	8,468,444	2.167	18,351	12,609	5,742
064	LARIMER COUNTY PEST CONTROL	99.191383%	0	2,628,188	5,771,779	8,399,967	0.142	1,193	820	373
112	POUDRE RIVER PUBLIC LIBRARY DISTRICT	100.000000%	0	2,649,613	5,818,831	8,468,444	3.015	25,532	17,543	7,989
117	NORTHERN COLORADO WATER CONS DISTRICT	100.000000%	0	2,649,613	5,818,831	8,468,444	1	8,468	5,818	2,650
368	COLLEGE AND DRAKE URBAN RENEWAL PLAN	100.000000%	0	2,649,613	5,818,831	8,468,444	0	0	0	0

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